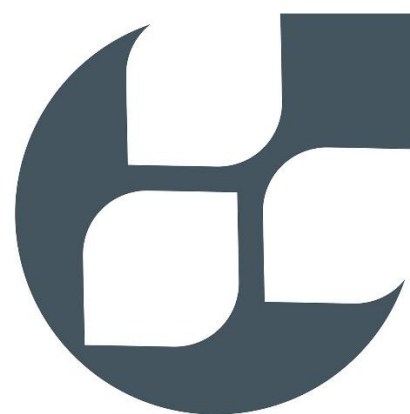


Independent Environmental Compliance Audit 2018

SIMTA

Moorebank Precinct East (MPE) Stage 2 – Warehousing
SDD-7628

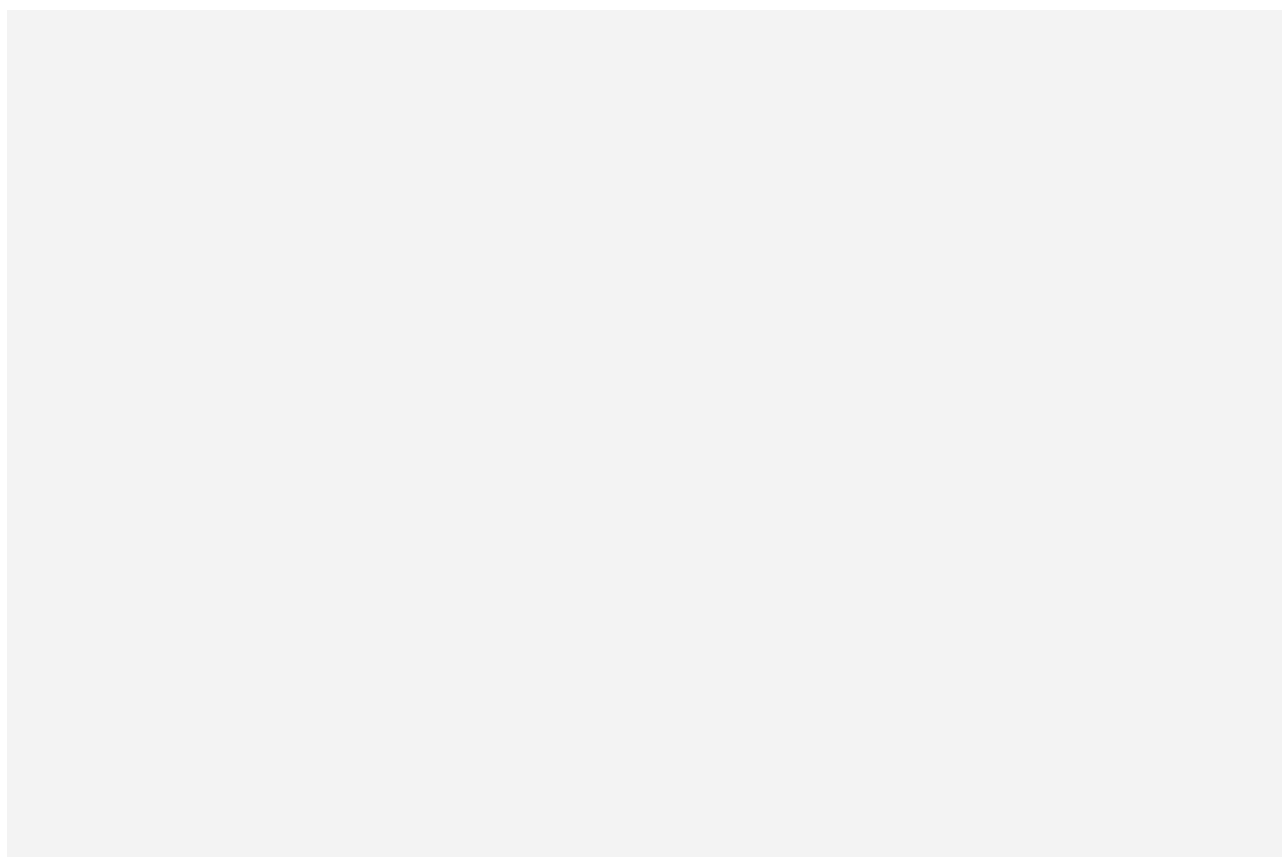
January 2019



 wolfpeak

Document History

Revision	Date	Prepared By	Reviewed By	Description
V0	22/01/2019	S Fermio	Client	Draft report
V1	18/02/2019	S Fermio		Final report



Enquiries	
Name:	Steve Fermio
Position:	Auditor
Telephone:	0417 170 645
Email:	sfermio@wolfpeak.com.au

Executive Summary

The Sydney Intermodal Terminal Alliance (SIMTA) received approval on 31 January 2018 under Development Approval SSD 16-7628 for the construction and operation of Stage 2 (the Project) of the Moorebank Precinct East (MPE) Project. The MPE site is located approximately 27 km south-west of the Sydney Central Business District (CBD) and approximately 26 km west of Port Botany and includes the former Defence National Storage and Distribution Centre (DNSDC) site.

The MPE Project involves the development of an intermodal facility including warehouse and distribution facilities, freight village (ancillary site and operational services), stormwater, landscaping, servicing and associated works on the eastern side of Moorebank Avenue, Moorebank. It is to be developed in three key stages as follows:

- Stage 1 - Construction of the Import Export (IMEX) facility and Rail Access Land Package
- Stage 2 - Construction of warehouse and distribution facilities including Moorebank Avenue upgrade works (the subject of this Audit)
- Stage 3 - Extension of the IMEX and completion of warehouse and distribution facilities.

Stage 2 of the MPE Project involves the construction and operation of warehousing and distribution facilities on the MPE site and upgrades to approximately 1.5 kilometres of Moorebank Avenue from approximately 35 metres south of the northern boundary of the MPE site to approximately 185 metres south of the southern MPE site boundary.

SIMTA has engaged a number of contractors, currently including Fulton Hogan, Liberty Industrial and Hansen Yuncken to construct Stage 2 of the MPE Project. Other contractors will be involved in the future.

Under the Development Approval, Condition of Consent (CoC) C18 requires, within one year of the commencement of any development on the Project, and every three years thereafter, an Independent Environmental Audit (Audit) to be carried out. This report outlines the findings of the Audit carried out under CoC C18.

There were four non-compliances with the CoC. These were related to:

- Grade of spoil stockpile batter slopes and absence of benching
- Absence of continuous noise monitoring at nearest sensitive receivers
- Notification of non-compliances
- Missing documentation on the Project website.

There was one non-compliance identified against the mitigation measures set out in the CEMP and Sub-plans related to flood response training not being undertaken by key personnel.

There was one observation made in relation to the CoC related to the public visibility of the site contact details signage.

Overall the level of environmental performance on the site was high and generally speaking the environmental management plans and strategies are being complied with and do not require major

review or revision to improve environmental outcomes. Evidence of a high level of environmental performance by SIMTA and its contractors is provided by the very low level of complaints from the community related to environmental issues.

The auditor would like to thank the auditees (representing SIMTA, Fulton Hogan, Liberty and Hansen Yuncken) for their cooperation and assistance during the audit.

Table of Contents

1.0	Introduction	6
1.1	The works	6
1.2	Approval requirements	9
1.3	Purpose and Scope.....	10
1.4	Methodology	11
2.0	Audit Findings	14
2.1	Compliance Status.....	14
2.2	Observations	15
2.3	Environmental performance and effectiveness of management plans.....	16
3.0	Audit Conclusions	17
4.0	Audit actions	18
5.0	Photos	22
Appendix A.	PROJECT APPROVAL (SSD 7628) CONDITIONS OF APPROVAL	33
Appendix B.	CEMP & Sub plans Mitigation Measures: SSD7628	109
Appendix C.	AUDIT ATTENDANCE REGISTER	118
Appendix D.	LIMITATIONS	119

1.0 Introduction

1.1 The works

The Sydney Intermodal Terminal Alliance (SIMTA) is currently developing an intermodal facility, referred to as the Moorebank Precinct East (MPE) Project. The MPE Project includes warehouse and distribution facilities, freight village, rail link and ancillary works such as vegetation clearing and landscaping, remediation, earthworks, road tie-ins, utilities installation/connection and signage.

The site is located on the eastern side of Moorebank Avenue, Moorebank, within the Liverpool City Council Local Government Area, approximately 27 kilometres south-west of the Sydney Central Business District. The locality of the project is presented in Figure 1.

The MPE Project will be developed in three stages:

- Stage 1 – Construction of the Inter-modal facility, comprising
 - Rail Access Land Package (RALP) (Package 1) and
 - Import Export Terminal (IMEX) (Package 2)
- Stage 2 – Construction of warehouse and distribution facilities including Moorebank Avenue upgrade works
- Stage 3 – Extension of the IMT and completion of warehouse and distribution facilities.

This audit focuses on Stage 2 of the MPE Project. Stage 2 involves the construction and operation of warehousing and distribution facilities on the MPE site and upgrades to approximately 1.5 kilometres of Moorebank Avenue fronting the MPE site.

SIMTA has engaged several major contractors including Liberty Industrial (remediation and demolition) and Fulton Hogan (earthworks and construction - excluding warehousing). Warehouses will be constructed by appointed contractors. For Warehouse 1 this is Hansen Yuncken, but other contractors will be engaged to construct the other warehouses. BMD have been appointed to construct the Moorebank Ave Upgrade but have not commenced these works yet. A general overview of MPE Stage 2 is presented in Figure 2.

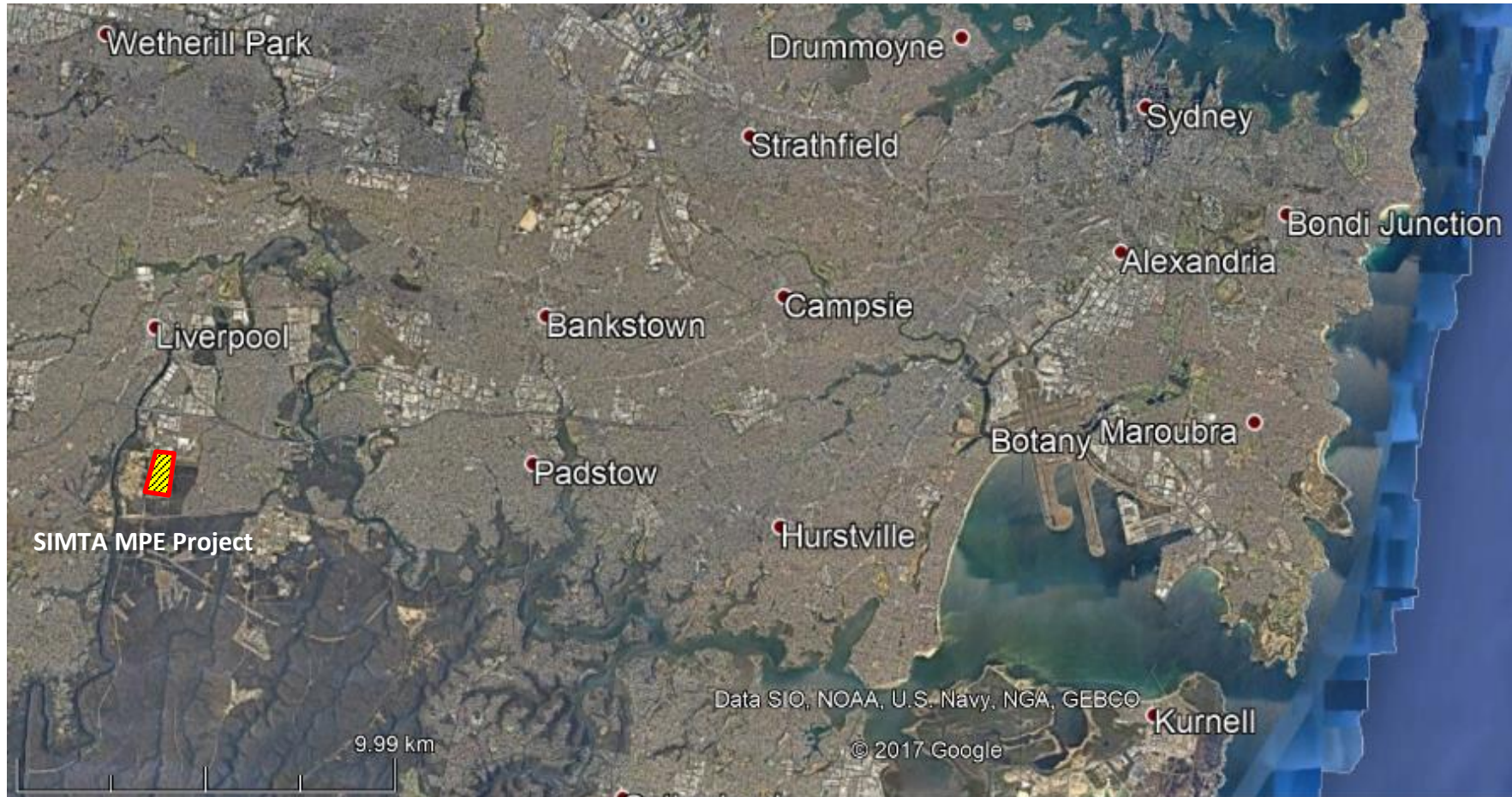


Figure 1: Locality of SIMTA MPE Project.

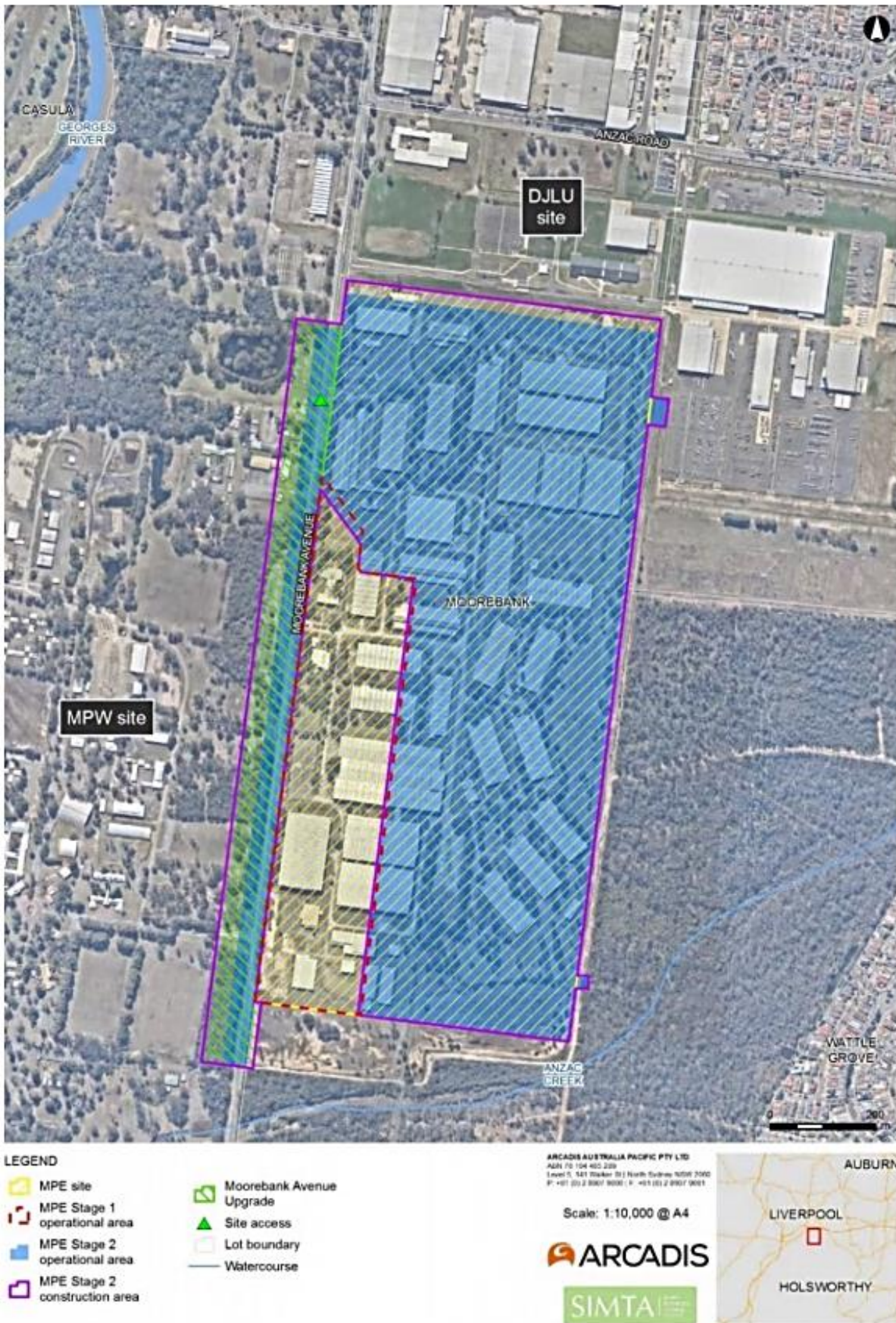


Figure 2: MPE Stage 1 & 2 Project Area Overview (source: Arcadis)

1.2 Approval requirements

Consent for Stage 2 of the MPE Project was granted by the Planning Assessment Commission on 31 January 2018, pursuant to section 89(E) of the *Environmental Planning and Assessment Act 1979* (SSD 7628). Approval was granted subject to a number of Conditions of Consent (CoC). This audit is being carried out in order to satisfy the requirements set out in CoC C18.

CoC C18 – Independent Environmental Audit:

Within one year of the commencement of any development under this consent, and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. Audits must:

- a. be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;*
- b. be carried out in consultation with the relevant agencies and the CCC;*
- c. assess the environmental performance of the development (and tenancies) and assess whether it is complying with the relevant requirements in this consent, and any strategy, plan or program required under this consent;*
- d. review the adequacy of any approved strategy, plan or program required under this consent; and*
- e. recommend appropriate measures or actions to improve the environmental performance of the development, and/or any strategy, plan or program required under this consent.*

In addition, CoC C19 requires that:

Within three months of commencing an Independent Environmental Audit, or unless otherwise agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.

Development of Stage 2 commenced in April 2018. This audit represents the first annual independent environmental audit under CoC C18 for this site.

1.3 Purpose and Scope

The purpose of this audit was to undertake the review of SIMTA and its contractors' works on Stage 2 to verify compliance with the CoC and assess the effectiveness of environmental management and mitigation works.

The scope of this audit included a detailed assessment of:

- Project construction works against applicable CoC; and
- Implementation of the environmental management and mitigation measures as set out in the CEMP, Sub-plans and associated documents.

This audit does not include the assessment of the operational phase CoC, as Stage 2 still under construction.

1.4 Methodology

This audit was conducted in accordance with *AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems*. An overview of the audit activities, as specified in the standard, is presented in Figure 3.

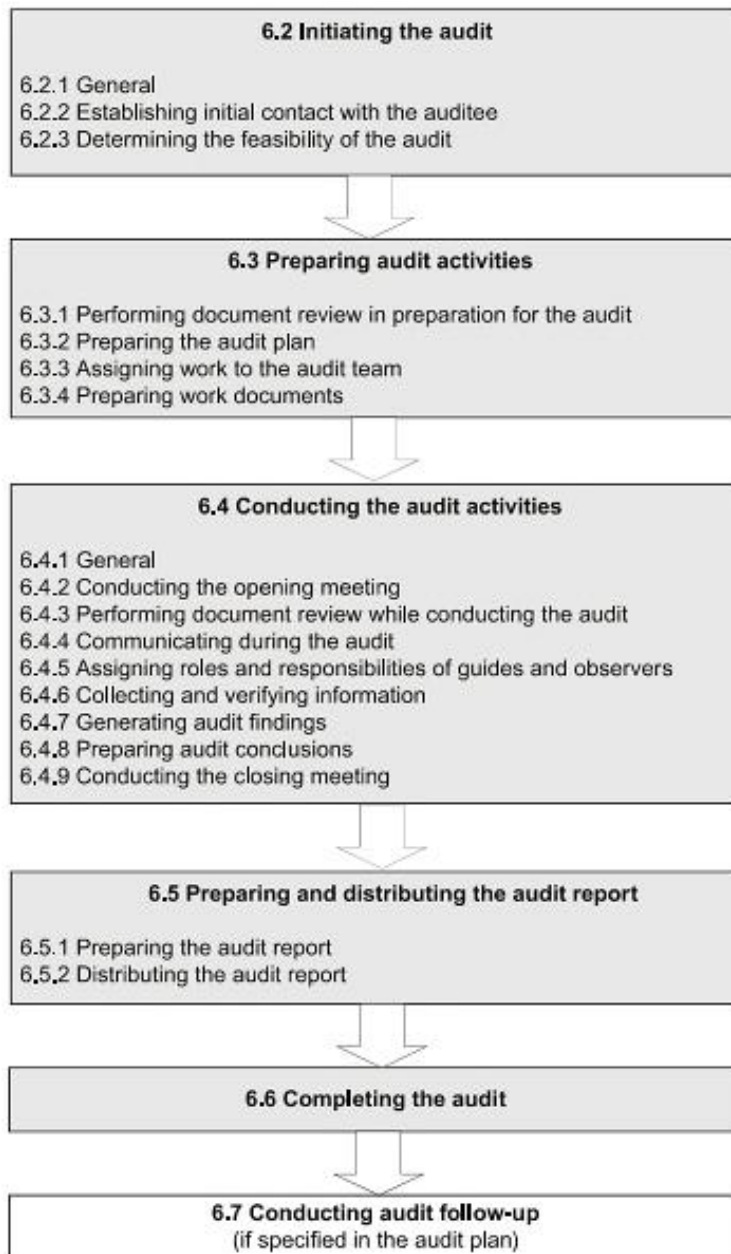


Figure 3: Audit activities overview (AS/NZS ISO 19011:2014). Subclause numbering refers to the relevant subclauses in the Standard.

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee
- Confirm the audit team: The audit was undertaken by Steve Fermio who is an Exemplar Global certified auditor (ID:110498).
- Confirm the audit purpose, scope and criteria.

The documents reviewed prior to the site visit are as follows:

- SSD 7628 CoC for MPE Stage 2 Project, dated 31 January 2018
- *Environment Protection and Biodiversity Conservation Act 1999* Approval, dated 6 March 2014
- *Construction Environmental Management Plan, Moorebank Precinct East Stage 2*, dated 27 September 2018, and Sub-plans (SIMTA).

Following the document review the following tasks were undertaken by the auditor prior to the on-site audit activity:

- Prepare audit program and distribute to the auditees
- Preparing audit checklists comprising the following (and distributing to auditees):
 - SSD 7628 CoC for the MPE Stage 2 Project
 - Sample of environmental management and mitigation measures as set out in the MPE Stage 2 CEMP, Sub-plans and associated documents.

The on-site audit activities took place on 11 December 2018. Representatives of Tactical Group (representing SIMTA), Fulton Hogan, Liberty Industrial and Hansen Yuncken took part in the audit. The on-site audit activities included an inspection of each contractors' sites and work activities and a review of documentation, records and inspection reports at each of the main contractors' site offices and work areas. Auditee attendance at the opening and closing meetings of the audit are recorded in a register at Appendix C.

A component of the audit was conducted off-site, after the on-site audit activities. The off-site audit activities involved review of plans, reports, checklists, correspondence records and additional information provided by Tactical Group.

In relation to findings against conditions, the following terminology was adopted:

- **Compliant:** Complies with all requirements of the condition(s)
- **Observation:** A situation observed during the audit that provides an opportunity for improvement, requires further consideration or could lead to a non-compliance or environmental impact if not addressed.
- **Corrective Action Request:** Observation warranting the issue of a Corrective Action Request as a result of the finding.
- **Non-compliance:** Does not fully comply with all requirements of the condition. These are categorised as minor or major, depending on the severity of the non-compliance.
- **Not Triggered:** There were no compliance issues related to the condition, was not triggered at the time of the audit or was not related to a SIMTA (or one of its contractors) responsibilities or is subject to a separate independent building / design certification process.

2.0 Audit Findings

This Section presents the findings of the 2018 audit.

Section 4 presents the actions proposed or undertaken in response to the findings. The Audit Checklists provided in Appendices A and B present details of all of the evidence collected, observed and provided in support of a finding.

2.1 Compliance Status

There were five non-compliances identified against the CoC. There was one non-compliance identified the mitigation measures set out in the CEMP and Sub-plans. Details are provided below.

Non-compliance against CoC B36

CoC B36 requires that, prior to the commencement of importation of spoil, the Applicant must prepare a Spoil Management Plan to the satisfaction of the Secretary. The Spoil Management Plan must incorporate detailed information on the handling and transport of spoil, including the height and batter requirements prescribed by the condition.

Stockpile height and batter requirements on site are not strictly consistent with the requirements of c(iii) in terms of batter slope and benching requirements. The auditor notes that there do not appear to be any negative environmental outcomes associated with the current stockpile configuration with regard to dust emissions, sediment runoff or visual amenity.

Non-compliance against CoC B64

CoC B64 requires that continuous noise monitoring at sensitive receivers be undertaken during early works, fill importation, construction and for at least 12 months following occupation of the entire site.

Continuous noise monitoring at sensitive receivers has not been undertaken during the construction or early works to date. Noise monitoring of demolition work was undertaken by Day Design on behalf of Liberty Industrial as outlined in a report dated 14 March 2018 however this monitoring only covered a single day of demolition work. Periodic attended noise monitoring was conducted on five occasions from May to October 2018. However, this monitoring was intermittent, not continuous as required by the condition.

Non-compliance against CoC C16 and C17

CoC C16 and C17 require that the DPE must be notified in writing within 7 days of becoming aware of any non-compliance and that the notification include details prescribed by the conditions.

A non-compliance was identified against CoC B64 that should have been evident to SIMTA prior to the audit. This non-compliance was not notified to the DPE in accordance with the conditions.

Non-compliance against CoC C20

CoC C20 requires that the Applicant maintain a website containing, amongst other things, all approved strategies, plans and programs required under the CoCs.

Not all of the approved plans relevant to MPE Stage 2 were available on the Project's website at the time of the audit. The Contamination Management Plan (required under CoC B134) did not appear to be uploaded and the Community Communication Strategy (required under CoC B155) links to a document not relevant to MPE Stage 2.

Non-compliance with Flood Emergency Management Plan: Section 3.3.1

The Flood Emergency Management Plan requires training in flood response to key personnel which has not been undertaken to date. The auditor notes that the ongoing elevation of the Stage 2 site above the flood plain as a result of fill importation during construction may make this requirement redundant. It is suggested the Plan be revised to remove / amend this requirement if site level has been raised above predicted flood levels.

2.2 Observations

There was one observation made in relation to the CoC, and no observations in relation to the CEMP and Sub-plans.

Observation in relation to CoC B155

CoC B155(d)(ii) requires the Applicant to advertise the contact details for complaints prior to and during operation, via the local newspaper and through on-site signage.

Site contact details are only available on a sign (Plate 1) that is located within the site access road (not on perimeter fencing) which is difficult to see from Moorebank Road or other areas exposed to passing traffic.

2.3 Environmental performance and effectiveness of management plans

Overall, the level of environmental performance on the site was high. Noise and dust monitoring indicate compliance with relevant objectives and limits and there have been no complaints from the community in relation to dust or noise impacts to date. On the date of the site inspection there were no visible dust emissions being generated beyond the boundary of the site. Non-tonal reversing alarms were noted on all mobile plant and equipment. Street sweepers and water carts were observed operating throughout the site.

There was evidence available to indicate that the environmental management plans and strategies are being implemented and complied with and that inductions and training, primarily via toolbox talks, is being undertaken by all three of the current contractors.

The non-compliances and observations identified during this audit are in some instances administrative in nature and those that aren't do not appear to have significantly impacted the environmental performance of the Project or generated complaints from stakeholders. The reported level of complaints from the community related to environmental issues is very low (based on the assumption that the single public complaint on the website is the only one received since the Project commenced).

Given the current level of environmental performance there does not appear to be any compelling case for a major review or revision of the CEMP to improve environmental outcomes.

3.0 Audit Conclusions

There were four non-compliances with the CoC. These were related to:

- Grade of spoil stockpile batter slopes and absence of benching
- Absence of continuous noise monitoring at nearest sensitive receivers
- Notification of non-compliances
- Missing documentation on the Project website

There was one non-compliance identified against the mitigation measures set out in the CEMP and Sub-plans. This was related to flood response training not undertaken by key personnel.

There was one observation made in relation to the CoC related to the public visibility of the site contact details signage.

Overall, the level of environmental performance on the site was high and generally speaking the environmental management plans and strategies are being complied with and do not require major review or revision to improve environmental outcomes. Evidence of a high level of environmental performance by SIMTA and its contractors is provided by the very low level of complaints from the community related to environmental issues (based on the assumption that the single public complaint on the website is the only one received since the Project commenced).

The non-compliances and observations identified during this audit are in some instances administrative in nature and those that aren't do not appear to have significantly impacted the environmental performance of the Project or generated complaints from stakeholders.

In conclusion the overall outcome of the audit was positive, and the auditor would like to thank the auditees (representing SIMTA, Fulton Hogan, Liberty and Hansen Yuncken) for their cooperation and assistance during the audit.

4.0 Audit actions

Table 1: AUDIT ACTION LIST

Item No	Reference	Type	Details of Item	Auditee's Proposed or Completed Action	Who By	When	Status
DECEMBER 2018 AUDIT FINDINGS							
1	CoC B36	Non-compliance	<p>CoC B36 requires that, prior to the commencement of importation of spoil, the Applicant must prepare a Spoil Management Plan to the satisfaction of the Secretary. The Spoil Management Plan must incorporate detailed information on the handling and transport of spoil, including the height and batter requirements prescribed by the condition.</p> <p>Stockpile height and batter requirements are not strictly consistent with the requirements of c(iii) in terms of batter slope and benching requirements.</p> <p>The auditor notes that there do not appear to be any negative environmental outcomes associated with the current stockpile configuration with regard to dust emissions, sediment runoff or visual amenity.</p>	<p>As part of the development of the site, there is a requirement for the import of fill to raise the site and the establishment of a structural material zone as part of the foundations and footings for the base slab and pavement.</p> <p>The imported fill / spoil is being supplied from tunnelling activities being undertaken by the NSW Government as part of infrastructure projects from around Sydney (in particular WestConnex). This material has been geotechnically assessed and has been determined to be suitable to be used within the structural material zone. This has significant benefits for the project, the community and the environment as it limits the need for materials to be sourced and hauled from quarries around the state. This means a reduction in truck movements around Sydney, reduction in cost for the project and reduction in air pollution from vehicle movements and the potential for spoil from the NSW Government projects ending up as landfill.</p> <p>As this material is for the structural zone it is not considered to be spoil, however it has been assessed and it is determined that the material does not pose a significant risk to the environment in relation to air quality, water quality or a risk to human health and safety. This has been confirmed by monitoring results undertaken for the project which are</p>	Fulton Hogan and Arcadis will monitor the stockpile of structural material on a weekly basis and prior to an anticipated rainfall event.	Weekly until the material has been used	

Item No	Reference	Type	Details of Item	Auditee's Proposed or Completed Action	Who By	When	Status
				<p>presently in accordance with the requirements for the Project.</p> <p>This will continue to be monitored during the project by Fulton Hogan to ensure that there are no significant adverse impacts to the environment and human health by this activity.</p>			
2	CoC B64	Non-compliance & Observation	<p>CoC B64 requires that continuous noise monitoring at sensitive receivers be undertaken during early works, fill importation, construction and for at least 12 months following occupation of the entire site.</p> <p>Continuous noise monitoring at sensitive receivers has been undertaken intermittently during early works, fill importation and construction works to date but has not been done continuously throughout these stages.</p> <p>Noise monitoring of demolition work was undertaken by Day Design on behalf of Liberty Industrial as outlined in a report dated 14 March 2018 however this monitoring only covered a single day of demolition work. Periodic attended noise monitoring was conducted on five occasions from May to October 2018. However this monitoring was intermittent, not continuous as required by the condition.</p> <p><i>Auditor's Observation: More useful noise data could be obtained by having attended monitoring undertaken for specific works during each stage (which is what has occurred to date in effect). This would require a modification to this condition to clarify and facilitate what could be a better outcome with regard to collection of noise monitoring data during targeted surveys.</i></p>	<p>The requirement for continual monitoring stated at B64 says that continuous noise monitoring be undertaken at the following stages of works</p> <ul style="list-style-type: none"> • Early works • Fill Importation • Construction • Operation <p>As the condition is specific in each of the stages but is not specific in timing, with the exception of operation which details a duration of 12 months, this has been interpreted to mean that continuous noise monitoring (not attended monitoring) be undertaken at each of these stages. This has occurred for the Early Works with the Day Report covering of on this period of works as well as Renzo Tonin undertaking continuous noise monitoring in December 2018, when both fill importation and construction works were occurring.</p> <p>It is believed that if the requirement was to undertake continuous monitoring for the duration of each of the stages the wording</p>	No additional action is considered to be necessary ¹	N/A ²	

¹ Auditee's input

² Auditee's input

Item No	Reference	Type	Details of Item	Auditee's Proposed or Completed Action	Who By	When	Status
				would have been specific and detailed this process. Continuous noise monitoring equipment is being set up for the operational stage of the development and it is expected to be established at least 3 months prior to operations and as such will record further data associated with construction activities.			
3	CoC B155(d)(ii)	Observation	CoC B155(d)(ii) requires the Applicant to advertise the contact details for complaints prior to and during operation, via the local newspaper and through on-site signage. Site contact details are only available on a sign (Plate 1) that is located within the site access road (not on perimeter fencing) which is difficult to see from Moorebank Road or other areas exposed to passing traffic.	A review of the appropriateness of signage and notification to the community in relation to complaints and contacts will be reviewed by Elton's in consultation with Qube to ensure that the requirements are met	Elton's and Qube	April 2019	
4	CoC C16 and C17	Non-compliance	CoC C16 and C17 require that the DPE must be notified in writing within 7 days of becoming aware of any non-compliance and that the notification include details prescribed by the conditions. Non-compliance identified against CoC B64 should have been evident to SIMTA prior to the audit. No evidence was available at the time of the audit that demonstrated that this was notified to the DPE in accordance with the conditions.	As neither B36 or B64 are believed to have triggered a non-compliance then reporting of the matter to the Department is not considered necessary ³ .	No input provided by SIMTA	No input provided by SIMTA	
5	CoC C20	Non-compliance	CoC C20 requires that the Applicant maintain a website containing, amongst other things, all approved strategies, plans and programs required under the conditions of this consent. Not all of the approved plans relevant to MPE Stage 2 – Warehousing are provided on the Project's website including;	SIMTA will review the requirements for the submission of documents to the website and ensure that where required these documents have been supplied to Elton's for inclusion on the website and will undertake a periodic quarterly review to	SIMTA / Elton's	Quarterly for the duration of the construction activities	

³ Auditee's input

Item No	Reference	Type	Details of Item	Auditee's Proposed or Completed Action	Who By	When	Status
			<ul style="list-style-type: none"> Community Communication Strategy for MPE Stage 2. Contamination Management Plan. 	ensure that these documents are up to date and still relevant			
6	Flood Emergency Management Plan: Mitigation Measure 3.3.1	Non-compliance	<p>The Flood Emergency Management Plan requires training in flood response to key personnel which has not been undertaken to date.</p> <p>The auditor notes that the ongoing elevation of the Stage 2 site above the flood plain as a result of fill importation during construction may make this requirement redundant. Suggest Plan be revised to remove / amend this requirement if site level has been raised above predicted flood levels.</p>	The site contractors have been instructed to review the Flood Emergency Response Plan and to initiate coordinated training to meet these requirements.	Site Contractors	To be completed by May 2019	

5.0 Photos



Plate 1: Site contact details.



Plate 2: Spoil stockpile

Independent Environmental Compliance Audit
SIMTA Moorebank MPE Stage 2 Warehousing



Plate 3: Bunded chemical store

Independent Environmental Compliance Audit
SIMTA Moorebank MPE Stage 2 Warehousing



Plate 4: Outlet C (rear of photo) protected with sandbags from runoff from adjacent excavation and concrete works.

Independent Environmental Compliance Audit SIMTA Moorebank MPE Stage 2 Warehousing



Plate 5: Fire extinguishers within Fulton Hogan site office



Plate 6: Silt fencing and polymer coating of batter slope.

Independent Environmental Compliance Audit
SIMTA Moorebank MPE Stage 2 Warehousing



Plate 7: Concrete washout tray.



Plate 8: Drain protection.

Independent Environmental Compliance Audit
SIMTA Moorebank MPE Stage 2 Warehousing



Plate 9: Rumble grid.

Independent Environmental Compliance Audit SIMTA Moorebank MPE Stage 2 Warehousing



Plate 10: Ecological No Go Zone & Project Boundary.



Plate 10: Speed limit signage on haul road.

Appendix A. PROJECT APPROVAL (SSD 7628) CONDITIONS OF APPROVAL

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
ADMINISTRATIVE CONDITIONS						
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT						
A1	In addition to meeting the specific performance measures and criteria established under this consent all reasonable measures must be implemented to prevent, and if prevention is not reasonable, minimise, any harm to the environment that may result from the construction operation of development, and any rehabilitation required under this consent.	Compliance with these requirements is verified through this independent audit process, the CEMP and associated sub-plans.	C			
TERMS OF CONSENT						
A2	The development may be carried out: <ul style="list-style-type: none"> a. In compliance with the conditions of this consent; b. In accordance with all written directions of the Secretary in relation to this consent; c. In accordance with the EIS, Submissions Report, Consolidated assessment clarification responses, and updated Biodiversity Assessment Report; d. In accordance with the amended Development Layout Plans and Design Plans, amended WSUD plans and amended architectural plans to be submitted for the Secretary's approval as part of this consent; and e. In accordance with the management and mitigation measures at APPENDIX B of this consent. 	The CEMP and associated sub-plans have been developed to comply with the conditions of consent (CoC). The CEMP was approved by DP&E 8 June 2018. The CEMP and sub-plans are available on the project website; https://simta.com.au/mpe/	C			
A3	The Secretary may make written directions to the Applicant: <ul style="list-style-type: none"> a. as a result of the Department's assessment of any strategy, plan, program, review, audit, notification, report or correspondence submitted under or in relation to this consent; b. as a result of the Department's assessment of any review, report or audit undertaken or commissioned by the Department regarding compliance with this consent or in relation to an incident (whether notified to the Department or not); and c. in relation to the implementation of any actions or measures contained in any of the documents listed in condition A2. 	No written directions to the applicant have been made by the secretary.				NT
A4	The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in	Noted				NT

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. For the purpose of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Secretary and a document, if it is not possible to comply with both the condition or direction and the document.					
LIMITS OF CONSENT						
A5	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.	DP&E notified via email for early works and construction 27 February 2018.	C			
A6	The total volume of spoil to be imported, including fill required to raise Moorebank Avenue and spoil imported during early works must not exceed 600,000m ³ .	Total volumes of spoil will be tracked via the Imported Spoil Tracking Register and the Fill Importation Management Protocol (Appendix C- Construction Spoil Management Plan) to ensure daily and construction limits are not exceeded. Daily imported spoil dockets sighted.	C			
A7	No works are permitted within the Defence Joint Logistics Unit site under this approval.	Noted. None have occurred to date.	C			
A8	The container freight road volume must not exceed 250,000 TEUs p.a., subject to the exception identified in condition A9, which may only be considered under condition A9 after the facility has been in operation.	Not yet in operation. This will form part of the Operational Environmental Management Plan.				NT
A9	The movement of container freight by road may exceed the 250,000 TEU limit p.a. by up to a further 250,000 TEU p.a., if the Secretary is satisfied that traffic monitoring and modelling of the operation of the facility demonstrate that traffic movements resulting from the proposed increase in TEU will achieve the objective of not exceeding the capacity of the transport network.	Not yet in operation. This will form part of the Operational Environmental Management Plan.				NT
A10	In determining the TEU limit, the Secretary may take account any roadworks or mitigation measures proposed under a Voluntary Planning Agreement to minimise traffic impacts.	This is ongoing and will form part of the Operational Environmental Management Plan.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
A11	The maximum GFAs for the following uses apply: a. 300,000m ² for the warehousing and distribution facilities; and b. 8,000m ² for the freight village.	Not yet in operation. This will form part of the Operational Environmental Management Plan.				NT
A12	The warehousing and distribution facilities must only be used for activities associated with freight using the MPE Stage 1 rail intermodal terminal.	Not yet in operation. This will form part of the Operational Environmental Management Plan.				NT
A13	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. Prior to occupancy of any freight village tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Secretary demonstrating that the proposed activity complies with this condition.	Not yet in operation. This will form part of the Operational Environmental Management Plan.				NT
STAGED SUBMISSION OF STRATEGIES, PLANS OR PROGRAMS						
A14	With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	A Document Delivery Strategy has been prepared to address the requirements of this condition. This was approved by DP&E on 29 March 2018. The Document Delivery Strategy also outlines the staging and timing for document submission.	C			
A15	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program.	The CEMP supersedes the Early Works Environmental Management Plan for construction.	C			
COMBINED SUBMISSION OF STRATEGIES, PLANS OR PROGRAMS						
A16	With the approval of the Secretary, any strategy, plan or program required by this consent may be combined.	The Document Delivery Strategy addresses the requirements of this condition.	C			
A17	In seeking the Secretary's approval, a clear relationship must be demonstrated between the strategies, plans or programs that are proposed to be combined.	This is demonstrated in the CEMP and associated sub-plans.	C			
NOTIFICATION OF COMMENCEMENT						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
A18	<p>The date of commencement of each of the following phases of the development must be notified to the Department, at least one month before that date:</p> <ol style="list-style-type: none"> early works; fill importation; construction; operation; and occupation. <p>If the construction, operation or occupation of the development is to be staged, then the Applicant must notify the Department in writing at least one month before the commencement of each stage, and clearly identify the development to be carried out in that stage.</p>	<p>DP&E notified via email 27 February 2018 in regard to;</p> <ul style="list-style-type: none"> - Early Works - Construction 	C			
EVIDENCE OF CONSULTATION						
A19	<p>Where conditions of this consent require a document to be prepared in consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document to the Secretary for approval; provide evidence that at least two weeks was provided for the relevant party to comment on the document; and include in the document: <ol style="list-style-type: none"> details of the consultation undertaken; a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Appendix P of the CEMP provides evidence of Stakeholder Consultation. Additionally, stakeholder outcomes are addressed within each of the sub-plans.</p>	C			
STATUTORY REQUIREMENTS						
A20	<p>All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits, approvals and consents.</p>	<p>Specific licenses/permits are addressed in each sub plan. The CEMP approved by DP&E 8 June 2018 also outlines these in;</p> <ul style="list-style-type: none"> • Appendix A - Legislation Register • Appendix B – Project Permits and Licenses Register 	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
DEMOLITION						
A21	All demolition work must be carried out in accordance with the latest version of <i>Australian Standard AS 2601-2001: The Demolition of Structures</i> (Standards Australia, 2001) and the requirements of the <i>Work Health and Safety Regulation 2011</i> .	Section 1.3.3 of the CEMP outlines the Construction Works Phase A and the demolition works in accordance with the Standard. EPL for crushing works is held by Qube.	C			
DESIGN MASTER PLANS						
A22	Prior to construction, the Applicant must prepare amended Development Layout Plans and Design Plans to the satisfaction of the Secretary which achieve the improvements and revisions referred to in conditions B140 and B141, including integration of Water Sensitive Urban Design (WSUD) and landscape design.	Development Layout Plans and Design Plans for Warehouse Precinct 1 were approved by DP&E 3 July 2018.	C			
Water Sensitive Urban Design						
A23	Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that: <ul style="list-style-type: none"> a. the stormwater and drainage systems for the development will operate independently of any works proposed as part of the MPW Stage 2 development application (SSD 7709) that have not been incorporated in this development, unless development consent has been granted to those works under SSD 7709 prior to commencement of early works and fill importation; b. adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event; c. on site detention basins are visually unobtrusive, d. that the design of the basins, and, associated setbacks and fencing, ensures public safety; e. adequate site area has been provided for stormwater treatment; f. design of stormwater treatment systems minimises the risk of failure; and g. setback of drainage work and fencing has been finalised in consultation with RMS. 	A Stormwater Management Plan has been prepared to address the requirements of this condition. This plan was approved by DP&E 2 July 2018. This document can be found on the project website and is dated 3 July 2018.	C			
Architectural Plans						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
A24	Prior to commencement of permanent built surface works and/or landscaping, the Applicant must prepare amended architectural plans that reflect updated plans required under the conditions.	Subject to separate independent construction and occupation certification requirements.				NT
ACCESS FOR PEOPLE WITH DISABILITY						
A25	The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility so that all people can enter and use these premises. Access is to meet the requirements of the Disability Discrimination Act 1992, relevant Australian Standards and Building Code of Australia (BCA)	Construction of premises for the public have yet to commence				NT
STRUCTURAL ADEQUACY						
A26	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development must be constructed in accordance with the relevant requirements of the BCA. Note: <ul style="list-style-type: none"> 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. 	Subject to separate independent construction and occupation certification requirements.				NT
UTILITIES AND SERVICES						
A27	Before the construction of any utility works associated with the development, approvals required from service providers must be obtained.	Approvals from utilities providers will not be required as utilities connections for the project will be from the MPE Stage 1.				NT
A28	Prior to operation of the development, a compliance certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> must be obtained.	Not yet triggered as pump out of site offices currently occurs. Compliance certificate under Section 73 of the Sydney Water Act 1994 for water and sewerage infrastructure servicing of the site will be obtained.				NT
PROTECTION OF PUBLIC INFRASTRUCTURE						
A29	Before the commencement of construction, the Applicant must: <ol style="list-style-type: none"> consult with the relevant owner and provider of utility services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure; prepare a dilapidation report identifying the condition of all public 	Dilapidation surveys were undertaken prior to commencement of construction of the MPES1 and MPWS1 Project. The reports were resubmitted to DP&E, via email on 8/06/2018 to satisfy this condition.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>infrastructure between the M5 and the site and any local roads identified in the Heavy Vehicle Route Plan required under condition B2 (including roads, gutters and footpaths); and</p> <p>c. submit a copy of the dilapidation report to the Secretary and Council.</p>					
A30	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>a. repair, or pay the full costs associated with repairing any public infrastructure that is damaged by carrying out the development; and</p> <p>b. relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p>	Not yet triggered.				NT
LOCAL DEVELOPMENT CONTRIBUTIONS						
A31	<p>Prior to the issue of a Construction Certificate, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value (\$3,577,900) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to section 94B (2) of the EP&A Act 1979.</p>	Not yet triggered.				NT
OPERATION OF PLANT AND EQUIPMENT						
A32	<p>All plant and equipment used at the site or to monitor performance of the development must be:</p> <p>a. maintained in a proper and efficient condition; and</p> <p>b. operated in a proper and efficient manner</p>	Appropriate operator pre-start checklists were sighted..	C			
PART B ENVIRONMENTAL PERFORMANCE AND MANAGEMENT						
B1	<p>The Applicant must:</p> <p>a. prepare each plan, program, and other documents in consultation with the specified stakeholders;</p> <p>b. not commence each phase of the project until the plans, programs and other documents required under this consent are approved by or, where not required to be approved, submitted to the Secretary specified within the timeframes; and</p> <p>c. implement the most recent version of the required plans and programs approved by the Secretary for the duration of the development</p>	The CEMP and associated sub-plans have been developed to comply with this condition. The CEMP was approved by DP&E 8 June 2018.	C			
TRAFFIC AND TRANSPORT						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Traffic and Access						
B2	<p>Prior to commencement of early works and construction, the Applicant must prepare a Construction Traffic and Access Management Plan (CTMP) to the satisfaction of the Secretary. The Plan must form part of the CEMP required by condition C1 and must:</p> <ol style="list-style-type: none"> a. be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Secretary; b. be prepared in consultation with Council, TfNSW and RMS; c. include details of all transport routes and traffic types to be used for development-related traffic, access and parking arrangements; <ol style="list-style-type: none"> I. include a protocol for undertaking dilapidation surveys to assess the existing condition of the transport routes prior to construction works; and II. condition of the transport routes following construction works; d. include a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction and demolition works; e. include details of: <ol style="list-style-type: none"> I. staging of construction works; II. construction vehicle routes; III. heavy vehicle movements associated with spoil and demolition material transport off-site; IV. construction traffic generation; V. hours of construction; VI. parking for workers; and VII. access arrangements. f. include a Heavy Vehicle Route Plan detailing: <ol style="list-style-type: none"> I. the origin and destination of spoil / fill and demolition material; and II. details of the heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs). g. include details of the measures to be implemented to minimise traffic safety issues and disruption to local road users including pedestrians / cyclists during construction works, including: <ol style="list-style-type: none"> I. temporary traffic controls, including detours and signage; how two lanes of traffic on Moorebank Avenue will be available at all times during construction (unless otherwise approved by RMS); 	<p>A CTMP has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018,</p> <p>This document can be found on the project website and is dated 6 November 2018.</p>	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> II. temporary traffic controls, including detours and signage; III. notifying the local community about development-related traffic impacts; IV. responding to any emergency repair requirements or maintenance during construction; and V. a traffic management system for managing oversized vehicles. h. include a driver's code of conduct that requires: <ul style="list-style-type: none"> I. compliance with specified travelling speeds; II. drivers to adhere to specified transport routes, including no access from Cambridge Avenue; and III. drivers to implement safe driving practices. i. include a program to monitor the effectiveness of these measures; and j. detail procedures for notifying residents and the community (including local schools), of any potential disruptions to transport routes. 					
B3	The Applicant must: <ul style="list-style-type: none"> a. not commence early works or construction until the Construction Traffic Management Plan required by condition B2 is approved by the Secretary; and b. carry out the development in accordance with the most recent version of the Construction Traffic Management Plan approved by the Secretary, 	A CTMP has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018.	C			
B4	A Road Occupancy Licence is to be obtained from the Transport Management Centre for any works that may impact on traffic flows on Moorebank Avenue or the adjoining State road network during construction activities.	Fulton Hogan obtains ROLs and an ROL for Moorebank Avenue works in November 2018 was sighted	C			
B5	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	A CTMP has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018.	C			
B6	All demolition and construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	A CTMP has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018. Compliance observed on site.	C			
B7	All vehicles are to enter and leave the site in a forward direction.	A CTMP has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018. Compliance observed on site.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B8	All trucks entering or leaving the site with loads must have their loads covered and must not track dirt onto any public road.	A CTMP has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018. This condition is included in the Driver's Code of Conduct. Compliance observed on site.	C			
Road Safety Audit						
B9	Prior to commencement of any importation of site fill, the Applicant must undertake a Road Safety Audit for heavy vehicle movements associated with the importation of fill, for construction vehicle swept paths in and out of the development site via the proposed temporary construction access points along Moorebank Avenue, and for motorists and construction vehicle movements along Moorebank Avenue during the staged road upgrade works identified in condition B13. The Road Safety Audit is to be prepared by an independent TfNSW accredited road safety auditor in accordance with the relevant Austroads guidelines to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed construction access arrangements and affected vehicle movements during upgrade works on Moorebank Avenue. The Applicant must recommend corrective actions for the identified safety issues and propose appropriate traffic management measures (i.e. temporary traffic signals and other traffic management measures) in consultation and with the approval of the relevant Council, TfNSW and RMS.	A Road Safety Audit dated 19/02/2018 has been undertaken. No corrective actions were identified.	C			
Site Access and Layout Design Plans						
B10	The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, must be in accordance with Austroads requirements. Prior to commencement of construction on permanent infrastructure a plan must be submitted to the Secretary and RMS for approval, which shows that the proposed development complies with this requirement.	This condition refers to the construction of permanent infrastructure. The temporary site access will be designed to accommodate the swept paths of the heavy vehicles using the access during Construction Phase A. Appendix F provides a swept path analysis for the permanent site access for MPE Stage 2. The MPE Stage 1 site access will be utilised whilst construction of the MPE Stage 2 site access is undertaken. A swept path analysis for MPE Stage 1 access has been undertaken in				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
		accordance with CoC B5 (SSD 6766) but is not included herein. A plan will be provided prior to the commencement of construction on permanent infrastructure.				
B11	The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) must be in accordance with AS2890.1-2004 Parking facilities Off-street car parking, AS2890.6-2009 Parking facilities Off-street parking for people with disabilities and AS2890.2-2002 Parking facilities Off-street commercial vehicle facilities for heavy vehicle usage.	Detailed design is ongoing.				NT
B12	The development is to be designed so that: <ul style="list-style-type: none"> a. all vehicles are wholly contained on site before being required to stop; b. adequate parking for heavy vehicles is provided on-site to accommodate any potential delays in schedule time; c. all loading and unloading of materials is carried out on-site; and d. site roads accommodate buses, bus infrastructure and cyclist use for employees. 	Detailed design is ongoing.				NT
Road Infrastructure Upgrades						
B13	The Applicant is to undertake the following upgrades, in accordance with the specified timing requirements, as set out in Table 1.	Detailed design is ongoing.				NT

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)																									
			C	O	NC	NT																						
	<p>Table 1: Required Upgrades and Specified Timing Requirements</p> <table border="1"> <thead> <tr> <th rowspan="2">Upgrade</th> <th colspan="3">Specified Timing Requirements</th> </tr> <tr> <th>Upgrade requirements</th> <th>Required timing for 100% design approval by RMS</th> <th>Required timing for completion of upgrade</th> </tr> </thead> <tbody> <tr> <td>Moorebank Avenue / M5 Motorway intersection</td> <td> <ul style="list-style-type: none"> Indicative layout to be provided by Applicant, subject to design development and approval by RMS </td> <td>To be obtained prior to the issue of the first Occupation Certificate for warehousing</td> <td>Prior to issue of the first Occupation Certificate for warehousing in excess of 100,000m², or no later than December 2020, or a later date as agreed with the Secretary of Transport for NSW</td> </tr> <tr> <td>Newbridge Road / Moorebank Avenue intersection</td> <td> <ul style="list-style-type: none"> Indicative layout to be provided by Applicant, subject to design development and approval by RMS </td> <td>To be obtained prior to the issue of the first Occupation Certificate for warehousing</td> <td>By December 2022</td> </tr> <tr> <td>Moorebank Avenue / Heathcote Road intersection</td> <td> <ul style="list-style-type: none"> As strategically described for intersection I-5 Moorebank/Heathcote Road (page 76, MPE Stage 2 EIS Operational Traffic and Transport Impact Assessment) Heathcote Road bus jump lane must be <u>retained</u> or a bus jump lane of equivalent length replaced by the Applicant. Indicative layout provided by Applicant, subject to design development and approval by RMS </td> <td>To be obtained prior to the issue of the first Occupation Certificate for warehousing</td> <td>By December 2022</td> </tr> <tr> <td>Moorebank Avenue Upgrade, being the upgrade of Moorebank Avenue to four lanes between Anzac Avenue and the IMEX Terminal Main access point</td> <td> <ul style="list-style-type: none"> Indicative layout provided by Applicant, subject to design development and approval by RMS, and incorporating a bicycle/pedestrian share lane </td> <td>To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner</td> <td>Prior to issue of an Occupation Certificate for warehousing in excess of 100,000m² of gross floor area</td> </tr> </tbody> </table>	Upgrade	Specified Timing Requirements			Upgrade requirements	Required timing for 100% design approval by RMS	Required timing for completion of upgrade	Moorebank Avenue / M5 Motorway intersection	<ul style="list-style-type: none"> Indicative layout to be provided by Applicant, subject to design development and approval by RMS 	To be obtained prior to the issue of the first Occupation Certificate for warehousing	Prior to issue of the first Occupation Certificate for warehousing in excess of 100,000m ² , or no later than December 2020, or a later date as agreed with the Secretary of Transport for NSW	Newbridge Road / Moorebank Avenue intersection	<ul style="list-style-type: none"> Indicative layout to be provided by Applicant, subject to design development and approval by RMS 	To be obtained prior to the issue of the first Occupation Certificate for warehousing	By December 2022	Moorebank Avenue / Heathcote Road intersection	<ul style="list-style-type: none"> As strategically described for intersection I-5 Moorebank/Heathcote Road (page 76, MPE Stage 2 EIS Operational Traffic and Transport Impact Assessment) Heathcote Road bus jump lane must be <u>retained</u> or a bus jump lane of equivalent length replaced by the Applicant. Indicative layout provided by Applicant, subject to design development and approval by RMS 	To be obtained prior to the issue of the first Occupation Certificate for warehousing	By December 2022	Moorebank Avenue Upgrade , being the upgrade of Moorebank Avenue to four lanes between Anzac Avenue and the IMEX Terminal Main access point	<ul style="list-style-type: none"> Indicative layout provided by Applicant, subject to design development and approval by RMS, and incorporating a bicycle/pedestrian share lane 	To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner	Prior to issue of an Occupation Certificate for warehousing in excess of 100,000m ² of gross floor area				
Upgrade	Specified Timing Requirements																											
	Upgrade requirements	Required timing for 100% design approval by RMS	Required timing for completion of upgrade																									
Moorebank Avenue / M5 Motorway intersection	<ul style="list-style-type: none"> Indicative layout to be provided by Applicant, subject to design development and approval by RMS 	To be obtained prior to the issue of the first Occupation Certificate for warehousing	Prior to issue of the first Occupation Certificate for warehousing in excess of 100,000m ² , or no later than December 2020, or a later date as agreed with the Secretary of Transport for NSW																									
Newbridge Road / Moorebank Avenue intersection	<ul style="list-style-type: none"> Indicative layout to be provided by Applicant, subject to design development and approval by RMS 	To be obtained prior to the issue of the first Occupation Certificate for warehousing	By December 2022																									
Moorebank Avenue / Heathcote Road intersection	<ul style="list-style-type: none"> As strategically described for intersection I-5 Moorebank/Heathcote Road (page 76, MPE Stage 2 EIS Operational Traffic and Transport Impact Assessment) Heathcote Road bus jump lane must be <u>retained</u> or a bus jump lane of equivalent length replaced by the Applicant. Indicative layout provided by Applicant, subject to design development and approval by RMS 	To be obtained prior to the issue of the first Occupation Certificate for warehousing	By December 2022																									
Moorebank Avenue Upgrade , being the upgrade of Moorebank Avenue to four lanes between Anzac Avenue and the IMEX Terminal Main access point	<ul style="list-style-type: none"> Indicative layout provided by Applicant, subject to design development and approval by RMS, and incorporating a bicycle/pedestrian share lane 	To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner	Prior to issue of an Occupation Certificate for warehousing in excess of 100,000m ² of gross floor area																									
B14	A Works Authorisation Deed(s) (WAD) with RMS is to be executed by the Applicant for the infrastructure listed in condition B13 prior to the issue of the first Occupation Certificate for warehousing.	Detailed design ongoing. Occ Certificate to be obtained following construction.				NT																						
B15	Traffic Control Signal (TCS) plans must be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. The designs submitted to RMS must be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au).	Detailed design ongoing.				NT																						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B16	RMS fees for administration, plan checking, civil works inspections and project management must be paid by the Applicant prior to the commencement of works. The Applicant may be required to dedicate land for the maintenance of the traffic control lights. Further details will be included in the WAD process.	Moorebank Avenue works yet to commence				NT
B17	The proposed road upgrade, road raising and widening works by the Applicant along Moorebank Avenue must be designed to meet RMS requirements, and endorsed by a suitably qualified person(s). The design requirements must be in accordance with Austroads guidelines and other Australian Codes of Practice.	Moorebank Avenue works yet to commence. Detailed design ongoing.				NT
B18	The works associated with traffic lights and road upgrade works detailed in condition B13 are to be designed and delivered at no cost to TfNSW or RMS unless otherwise agreed by TfNSW and RMS.	Moorebank Avenue works yet to commence. Detailed design ongoing.				NT
B19	The Applicant is responsible for all works required by public utility adjustment/relocation works necessitated by the road infrastructure upgrade works and as required by the various public utility authorities and/or their agents.	Noted. Public utility works involving adjustment / relocations works will be undertaken by the Construction Contractor who will be responsible for the approval / agreement of utility service provider prior to works.	C			
B20	All works/ regulatory signposting associated with the road infrastructure upgrades must be approved by RMS.	Captured in CTMP. Moorebank Ave upgrade yet to commence.				NT
Moorebank Avenue Public Road Dedication						
B21	The Applicant is to procure the dedication as public road under the Roads Act 1993 of part of the existing Moorebank Avenue (i.e. part of Lot 2 DP 1197707) and any associated land required for the road widening or upgrades between the southern boundary of the Defence Joint Logistics Unit site (Lot 3 DP 1197707) and Anzac Avenue.	To be obtained prior to the CC for Moorebank Avenue works. .				NT
B22	The Applicant is to procure the dedication as "temporary public road" under the Roads Act 1993 of the balance of the existing Moorebank Avenue (and any associated land required for the road widening or upgrades) that is owned by the Commonwealth and is not required to be dedicated under condition B21.	To be obtained prior to the CC for Moorebank Avenue works. .				NT
B23	The Moorebank Avenue road dedications required by conditions B21 and B22 must occur prior to the first Construction Certificate for any road works on Moorebank Avenue, unless otherwise agreed by the Secretary of Transport for NSW.	To be obtained prior to the CC for Moorebank Avenue works. .				NT
B24	The Applicant must pay all costs incurred by Council and/or RMS in relation to conditions B21 and B22.	Noted.				NT
Operating Traffic						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B25	<p>The Applicant must ensure:</p> <ol style="list-style-type: none"> internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002); the final configuration of the internal road network is established and available for use prior to occupation of the freight village or any warehousing; the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines; the development does not result in any vehicles queuing on the public road network; heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; all vehicles are wholly contained on site before being required to stop; all loading and unloading of materials is carried out on-site; all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto any public road; and the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times. 	Detailed design is ongoing. Construction of these works is yet to commence.				NT
B26	<p>The Applicant must prepare an Operational Traffic and Access Management Plan to the satisfaction of the Secretary. The Plan is to be developed in consultation with the relevant Council, TfNSW and RMS. The plan must be approved by the Secretary prior to the commencement of operation.</p> <p>The Plan must be prepared by a suitably qualified and experienced person(s), and must:</p> <ol style="list-style-type: none"> demonstrate how the development will be managed during operation to meet the requirements of this development consent; detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network; detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; 	Not yet triggered. This will form part of the Operational Environmental Management Plan.				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> e. set out procedures for collecting the information required to prepare the Biannual Trip Origin and Destination Report required under condition B28; f. incorporate the Workplace Travel Plan as required under condition B29; g. include a driver's code of conduct that requires: <ul style="list-style-type: none"> I. compliance with specified travelling speeds; II. drivers to adhere to specified transport routes including no access from Cambridge Avenue; and III. drivers to implement safe driving practices. h. include a program to monitor the effectiveness of these measures. 					
B27	The Operational Traffic and Access Management Plan required by condition B26 must be implemented by the Applicant for the duration of operations.	Not yet triggered. This will form part of the Operational Environmental Management Plan.				NT
B28	<p>The Applicant is to prepare a Biannual Trip Origin and Destination Report each six months following commencement of any operation (in a format agreed with TfNSW and RMS) that advises:</p> <ul style="list-style-type: none"> a. the number of actual and standard twenty-foot equivalent shipping containers despatched and received during the period; b. the number of days in the period that the truck gate was open for despatching trucks 24 hours a day, 7 days a week and detail any exceptions to this and advise actual hours of operation; c. records of vehicle numbers accessing the site; and d. representative vehicle origins and destinations, based on a cordon in the surrounding network. <p>A framework for recording and reporting on the data required for the report, prepared to the satisfaction of TfNSW and RMS, is to be submitted to the Secretary three months prior to the commencement of operation.</p> <p>The report is to be submitted within one month of its preparation throughout operation of the project, starting six months from the commencement of operation, unless otherwise agreed by the Secretary, TfNSW and RMS.</p> <p>The cordon count at (d) above will:</p> <ul style="list-style-type: none"> • apply to all classes of vehicles; and • cover the intermodal terminal, the warehousing facility and any other uses such as the freight village. 	Not yet triggered. This will form part of the Operational Environmental Management Plan.				NT

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Workplace Travel Plan						
B29	<p>Prior to the issue of any Occupation Certificate, the Applicant must prepare a Workplace Travel Plan to the satisfaction of the Secretary.</p> <p>The Workplace Travel Plan must form part of the Operational Traffic and Access Management Plan required by condition C3, and must:</p> <ol style="list-style-type: none"> a. be prepared in consultation with TfNSW; b. outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; c. describe pedestrian and bicycle connections and linkages to and from the site from Moorebank Avenue and within the site including between warehouses and the freight village; d. describe end of trip facilities available on-site which must include under cover bike storage, showers and change facilities - the layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities; and e. include the results of negotiations with the relevant agencies/ authorities as required to facilitate the staged delivery of the public transport infrastructure including: <ol style="list-style-type: none"> I. construction of a covered bus drop off/ pick up facility within the site to encourage the use of buses for employees; II. review and rationalisation of the locations of Route 901 bus stops in the vicinity of the site to match the proposed northern terminal entry location and enhance accessibility; III. peak period and SIMTA shift work responsive express buses to /from the site and Liverpool Station via Moorebank Avenue and Newbridge Roads with frequency dependent on the development of the site; IV. peak period express buses to/ from the site and Holsworthy rail station via Anzac Road, Wattle Grove Drive and Heathcote Road with frequency dependent on the development of the site; V. potential to extend the Route 901 bus through the site via the light vehicle road and increasing peak period bus service frequencies to better match the needs of existing and future employees of the locality with frequency dependent on the extent of development of the site; and 	<p>Not yet triggered. This will form part of the Operational Environmental Management Plan.</p>				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>VI. changes to existing bus stop locations and the identification of new bus stop locations if required; and</p> <p>f. include provision of annual reporting of employee numbers to DP&E, Transport for NSW and RMS for a period commencing one year from commencement of operation up to and including 5 years from occupation of final building.</p>					
B30	The Applicant must ensure that the Workplace Travel Plan is implemented for the life of the development.	Not yet triggered. This will form part of the Operational Environmental Management Plan.				NT
CONCRETE BATCHING PLANT						
B31	<p>The applicant must prepare a Concrete Batching Plant Management Plan to the satisfaction of the Secretary. The plan must be approved by the Secretary prior to the establishment of Concrete Batching Plant and form part of the CEMP required by condition C1.</p> <p>The Plan must be prepared by a suitably qualified and experienced person(s) and detail the establishment and operation of the Plant including:</p> <ol style="list-style-type: none"> demonstrate how the development will be managed during construction to meet the requirements of this development consent; a description of the works proposed to be undertaken; a description of the plant, equipment and materials to be used and/or stored on each site, including dangerous and hazardous goods; a summary of the potential environmental impacts associated with the establishment and operation of the facility; details of the mitigation, monitoring and management procedures specific to the plant that would be implemented to minimise environmental and amenity impacts during both site establishment and operation; include a program to monitor the effectiveness of these measures; details of how waste is to be managed in association with the operation of the Plant; detail any licenses required to discharge waste from the plant; and mechanisms for the monitoring, review and amendment of the Ancillary Facilities Management Plan. 	<p>Not yet triggered.</p> <p>Concrete Batching Plant Management Plan will be prepared to address the requirements of this condition prior to establishment of Concrete Batching Plant.</p>				NT
SOILS, WATER QUALITY AND HYDROLOGY						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Geotechnical						
B32	A Site-Specific Earthworks Specification must be prepared by a suitably qualified and experienced person(s) in accordance with the Geotechnical Interpretive Report prepared by Golder Associates, dated 11 November 2016.	Sighted geotechnical specification memos.	C			
B33	Prior to construction of permanent built works, a geotechnical engineer must prepare a works-as-executed report detailing encountered geotechnical conditions and how residual geotechnical constraints can be accommodated within the structural designs for the development. The structural design must be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.	Not yet triggered.				NT
B34	<p>Prior to early works, fill importation or any other surface disturbance, the Applicant must prepare a Soil and Water Management Plan (SWMP) to the satisfaction of the Secretary. The plan must form part of the CEMP required by condition C1 and must include:</p> <ol style="list-style-type: none"> a. measures to verify the properties of fill imported to the site (see condition (b)); b. plans showing limits of clearing, filling and other earthworks and vegetation to be retained and protected; c. plans showing temporary access points and haul roads within the site for fill stockpiling and placement; d. plans showing the location of stockpiled fill and other materials and storage areas (see condition (c)); e. an Erosion and Sediment Control Plan (see condition B40); f. measures to minimise dust, erosion and prevent migration of soil off site and migration into constructed and natural drainage lines (see condition B39); g. details on design and maintenance of temporary stormwater drainage infrastructure including sediment basins and temporary diversion channels around temporary work obstructions to allow low and normal flows to safely bypass the work areas and to separate clean and dirty water flows (see condition B39); h. details of existing stormwater infrastructure to be retained, including upgrades to meet design criteria, and design and maintenance of proposed new infrastructure (see condition B40); i. evidence that legal agreement has been obtained: <ol style="list-style-type: none"> I. to discharge stormwater through adjacent sites; II. for any necessary upgrade works to be constructed; III. for undertaking maintenance activities; IV. use of OSD basins on other sites, such as the MPW site, for this 	<p>A Construction Soil and Water Management Plan has been prepared to address the requirements of this condition. This plan was approved by DP&E 08 June 2018.</p> <p>This document can be found on the project website.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>development; and</p> <p>V. evidence that an easement has been obtained or is currently in place to discharge and detain water through adjacent sites;</p> <p>j. evidence that a drainage easement is in place to discharge stormwater through the MPW site, and to provide OSD basins within the MPW site, for this development, and that drainage infrastructure within the MPW site to the Georges River has been repaired or upgraded to the satisfaction of the Secretary prior to completion of construction of the temporary MPE Stage 2 sediment basins.</p> <p>k. confirmation that the stormwater drainage systems in adjacent sites are designed, or can be upgraded to accept flows from the MPE site, including provision of scour protection at discharge points;</p> <p>l. demonstrate no impact on Anzac Creek flood levels or flood extents due to filling of the MPE site;</p> <p>m. demonstrate no change to stormwater flows directly entering proposed biodiversity offset areas;</p> <p>n. demonstrate no deterioration in the quality of stormwater discharged from the site into proposed biodiversity offset areas; and</p> <p>o. demonstrate that stormwater leaving the site meets the design water flow and water quality criteria (see condition B44 water quality monitoring).</p>					
Spoil Management						
B35	The Applicant must ensure that only VENM or ENM, or other material approved in writing by EPA is brought onto the site.	<p>A Construction Spoil Management Plan has been prepared to address the requirements of this condition. This document can be found on the project website. This plan was approved by DP&E on 08 June 2018.</p> <p>All spoil entering the project site will be accompanied by a waste classification form. Quality assurance is undertaken to ensure imported spoil meets the appropriate standards as outlined in the management plan.</p>	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B36	<p>Prior to the commencement of importation of spoil, the Applicant must prepare a Spoil Management Plan to the satisfaction of the Secretary. The Spoil Management Plan must incorporate detailed information on the handling and transport of spoil, including stock pile management. The Spoil Management Plan must be approved by a NSW EPA Accredited Site Auditor prior to submission to the Secretary, to ensure that imported material will be assessed including with regard to the waste classification and site suitability. The Spoil Management Plan is to be prepared separate to, but consistent with the CEMP required by conditions C1 and must:</p> <ol style="list-style-type: none"> a. be prepared by a suitably qualified and experienced person(s); b. include: <ol style="list-style-type: none"> I. a protocol for recording the volume, type and source of fill imported to site and vehicle registrations on a daily basis; II. quality assurance and quality control measures to ensure compliance with condition B35; III. a protocol for dealing with unexpected finds including material contamination; and IV. independent auditing by a suitably qualified and experienced specialist; and c. be consistent with Volume 1 of Managing Urban Stormwater: Soils and Construction ('the Blue Book') (Landcom 2004) and include: <ol style="list-style-type: none"> I. Details on and the location of fill sorting, crushing and stockpiling; II. Plans and details on the progressive formation of stockpiles, placement and stabilisation of placed fill; III. Stockpiles not to exceed 10m in height with stockpiles over 4m in height to be benched, with maximum of 1V:3H slopes; IV. Monitoring of stockpile moisture content and stockpile watering; V. Stabilisation of stockpiles if not worked on for more than 10 days; and VI. Stabilisation of placed fill if construction does not commence within 10 days. 	<p>Stockpile height and batter requirements are not strictly consistent with the requirements of c(iii) in terms of batter slope and benching requirements.</p> <p><i>The auditor notes that there do not appear to be any negative environmental outcomes associated with the current stockpile configuration with regard to dust emissions, sediment runoff or visual amenity.</i></p>			NC	
B37	The handling of spoil during construction of the development is to be conducted in accordance with the Spoil Management Plan.	Section 3.4 of the Construction Spoil Management Plan outlines the procedures for handling of spoil during construction.	C			
B38	Permanent fill batters to adjacent lands to be a maximum of 1V:4H and details to be provided on methods of slope stabilisation.	This is incorporated into urban design. Refer response to CoC B38 re temporary works.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Erosion and Sediment Control Plan						
B39	<p>Prior to commencement of early works and fill importation the Erosion and Sediment Control Plan required as part of the Soil and Water Management Plan must:</p> <ol style="list-style-type: none"> a. be prepared by a suitably qualified person; b. be prepared in accordance with Volume 1 of Managing Urban Stormwater: Soils and Construction ('the Blue Book') (Landcom 2004), Managing Urban Stormwater: Soils and Construction – Installation of Services, Volume 2A (OEH 2008) and Managing Urban Stormwater: Soils and Construction – Main Road Construction, Volume 2D (OEH 2008). The plan must consider likely stages of the works and provide for appropriate control of sediment and erosion for each stage. The plan must show: <ol style="list-style-type: none"> i. location and extent of all necessary sediment and erosion control measures for the site; ii. catchment plan; iii. sediment basin(s) locations including details showing how runoff from the entire site will be directed to the sediment basin(s); iv. all relevant details and calculations of the sediment basins including sizes, depths, flocculation, outlet design, all relevant sections, pump out systems, and depths; v. all details of basement and other excavation pump out and dewatering treatment systems including flocculation and any proposed discharge from the site from dewatering and pump out systems; vi. identification and management of any stormwater run-on to the site from adjacent sites; vii. location of any temporary stockpiles (soil, spoil, top soil or otherwise) and accompanying sediment and erosion control measures; viii. location and details of all vehicle wash down bays and associated erosion and sediment control measures such as earthen bunds; and ix. a daily and weekly site inspection checklist consistent with International Erosion Control Association Best Practice Erosion and Sediment Control documents. c. be implemented prior to commencement of early works, fill importation and construction (and any substages of these phases) and be updated as relevant to changing early works; fill importation, stockpiling and placement, and construction activities. 	<p>The Early Works Erosion Sediment Control Plan (Appendix A) of the Construction Spoil Management Plan has been prepared in accordance with relevant stormwater guidelines and provides details on the requirements of this condition.</p> <p>Progressive ESC Drawings are provided to the Principal's Representative for approval prior to commencement of works.</p> <p>Compliance against the Progressive ESC Drawings is undertaken through weekly inspection checklists</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Stormwater Management Plan						
B40	<p>Prior to commencement of early works and fill importation, an amended Stormwater Management Plan must be submitted and approved by the Secretary. The plans must be prepared by a suitably qualified person, and independently reviewed, to ensure it meets the following criteria for:</p> <ol style="list-style-type: none"> a. Drainage: <ol style="list-style-type: none"> I. convey flows from low order events (up to and including the 10% AEP event from the main part of the site within the formal drainage system, with flows from rarer events (up to the 1% AEP event) conveyed in controlled overland flow paths; II. show the location and width of controlled overland flow paths; and III. provide levels to AHD confirming building floor levels are a minimum of 150 mm above the maximum design flow path levels. b. Water Sensitive Urban Design: <ol style="list-style-type: none"> I. incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications II. ensure that adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event; III. ensure on site detention basins are visually unobtrusive and ensure public safety; IV. ensure rainwater harvesting is provided for each warehouse; V. ensure adequate site area has been provided for stormwater treatment; VI. ensure design of stormwater treatment systems minimises the risk of failure; and VII. develop concept options for how 20% of the average annual volume of stormwater from the site can be reused via rainwater capture and reuse for activities including but not limited to: <ul style="list-style-type: none"> • irrigation, • all internal non-potable uses, • washdown, • cooling towers, • heating, ventilation, and air conditioning, and • ground source heat exchange. 	<p>A Stormwater Management Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website.</p> <p>This was approved by DP&E 2 July 2018.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>The Applicant is to brief the Department on how these initiatives will be implemented prior to the completion of the Stormwater Management Plan.</p> <p>c. Water quantity:</p> <ol style="list-style-type: none"> I. on site detention is to be provided to attenuate peak flows from the development such that both the: <ul style="list-style-type: none"> • 1 in 1-year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 1-year ARI event • 1 in 100-year ARI event post development peak discharge rate is equivalent to the pre- development (un-developed catchment) 1 in 100-year ARI event; II. no new drainage infrastructure work within the Defence Joint Logistics Unit (DJLU) site; III. all on site detention basins to have maximum batter slopes of 1V:4H or, for works immediately adjacent to the Moorebank Avenue upgrade, an alternate slope gradient agreed to by RMS; IV. siting and design of on-site detention basins to eliminate/ minimise excavation within the southern ordinance burial pits; and V. maintenance access to be provided to each on site detention basin. <p>d. Connection to natural creeklines:</p> <ol style="list-style-type: none"> I. on site detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary (gabion baskets and gabion mattresses are not acceptable). <p>e. Stormwater Quality</p> <ol style="list-style-type: none"> I. have a stormwater quality treatment train comprised of gross pollutant traps and biofiltration/ bioretention systems designed to meet the following criteria compared to a base case if there were no treatment systems in place: <ul style="list-style-type: none"> • reduce the average annual load of total nitrogen by 45%; • reduce the average annual load of total phosphorus by 65%; and • reduce the average annual load of total suspended solids by 85%. II. all stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide. 					

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>III. all stormwater quality elements are to be installed upstream of stormwater detention basins, unless it can be demonstrated that biofiltration/ bioretention systems within the OSD basins will not suffer damage from design flows and can be maintained to achieve the water quality criteria.</p> <p>IV. the area of biofiltration / bioretention systems is to be at least 1% of the catchment draining to the system, to ensure there is no short-circuiting of the system.</p> <p>V. bioretention systems which are greater than 1,000m2 in area, are to be divided into cells with no individual cell greater than 1,000m2.</p> <p>VI. all filter media used in stormwater treatment measures must:</p> <ul style="list-style-type: none"> • 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; • have an hydraulic conductivity = 100-300 mm/hr, as measured using the ASTM F1815-06 method • have an organic matter content less than 5% (w/w) • be provided adequate solar access, considering the design and orientation of OSD basins. <p>A copy of the independent review must be submitted with the Plan. A statement from the reviewer confirming their independence and declaring any actual, potential or perceived conflicts of interest must be provided as part of the reporting of the findings and recommendations of the review.</p>					
B41	<p>Notwithstanding condition B40, the Stormwater Management Plan does not require the Secretary to approve drainage works that would be designed, approved by RMS, and delivered, in accordance with condition B13. However, the Stormwater Management Plan must:</p> <ol style="list-style-type: none"> a. include confirmation that any such works are proposed to be designed and delivered in accordance with condition B13; and b. incorporate, and be designed in consideration of, preliminary principles for that road drainage. 	<p>This has been addressed in Section 1.3.1 of the Stormwater Management Plan.</p>	C			
B42	<p>The amended numerical models are to be submitted to the Secretary with the Stormwater Management Plan.</p>	<p>The numerical models were submitted with the Stormwater Management Plan and approved by DP&E 02 July 2018.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Water Quality Monitoring Plan						
B43	A Stormwater Monitoring Program must be prepared in consultation with Council and OEH prior to operation and must be implemented for 5 years following completion of construction to monitor performance of the stormwater treatment system. The Stormwater Monitoring Program must form part of the Biodiversity Monitoring Strategy required by condition B106, prepared with reference to Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006).	Not yet triggered. Still in construction				NT
B44	The Stormwater Monitoring Program must: <ul style="list-style-type: none"> a. assess water quality and quantity performance for construction discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and b. include sampling locations and the frequency of sampling including wet weather sampling. 	The Stormwater Monitoring Program required by CoC B43 is a pre-operation requirement. Existing water quality conditions have been established and are described in Section 3.1.1. of the CSWMP. Accurate records are required for water quality discharges during construction so that they can be assessed in the Stormwater Monitoring Program. Records of dewatering activities are addressed in Section 3.3.5 (SW53) of the CSWMP. On site water, will be directed to sediment basins. Water that meets the discharge criteria (refer Section 3.3.5, SW52 of the), will be discharged into existing stormwater infrastructure.				NT
Stormwater Infrastructure Operation and Maintenance Plan						
B45	Conversion of any construction stage sediment and erosion control measures into permanent stormwater quality treatment elements must only occur once the civil works (roads and drainage) have been completed for the site to ensure the treatment measure is not compromised by sediment runoff.	Section 3.3 of the Construction Soil and Water Management Plan outlines the requirement of this condition. No issues observed on site.	C			
B46	All permanent stormwater infrastructure must be constructed in accordance with the Stormwater Management Plan approved by the Secretary and properly maintained on an ongoing basis.	Ongoing. This will form part of the Operational Environmental Management Plan.	C			
B47	Written signoff from the design engineer(s) responsible for the construction drawings is to be provided to the Secretary certifying that the system has been constructed in accordance with the construction drawings or, where modified, this has not adversely affected the performance of the system.	This will be provided once system is constructed. This is being monitored as part of the Compliance Tracking Program .	C			
B48	Left blank					NA

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B49	<p>Prior to operation, the Applicant must prepare a Stormwater Infrastructure Operation and Maintenance Plan to manage the operation and maintenance of stormwater infrastructure on-site and off-site, to the satisfaction of the Secretary. The plan must form part of the OEMP required under condition C3 and must be implemented for the life of the assets and include:</p> <ol style="list-style-type: none"> the entity responsible for management and maintenance of the assets, including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor; quarterly inspections, and inspections after major rainfall events; schedule for routine checking, cleaning and servicing of all devices/ systems in accordance with the manufacturer's and/or designer's recommendations; records of all maintenance activities undertaken; quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities; results of water quality monitoring; investigation, management and mitigation of water quality target exceedances; annual independent auditing; and provision for submission of the quarterly maintenance reports and annual independent audit reports to the Secretary, including the results of inspections, management and maintenance actions and water quality monitoring. 	Not yet triggered and will be covered in the Operation Environmental Management Plan.				NT
B50	Assets to be managed under the Stormwater Infrastructure Operation and Maintenance Plan must include the channel through the MPW site to the Georges River unless the maintenance of this infrastructure is included in an operational environmental management plan approved by the Secretary for the MPW site.	Not yet triggered and will be covered in the Operation Environmental Management Plan.				NT
B51	The annual independent audit must be undertaken by a suitably qualified professional with demonstrable experience in WSUD. The audit is to verify the condition of the treatment system(s), verify and document that the system(s) is working as intended, verify the system(s) has been cleaned adequately, verify there is no excessive build-up of material in the system(s) and identify any issues with the treatment system(s) which require rectification for the system(s) to adequately perform its intended function.	Not yet triggered and will be covered in the Operation Environmental Management Plan.				NT
Flood Management						

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B52	<p>Before the commencement of construction, the Applicant must prepare a Flood Emergency Response Plan to the satisfaction of the Secretary. The Plan must form part of the CEMP and OEMP required by conditions C1 and C3 and must:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Secretary; address the provisions of the Floodplain Risk Management Guideline (OEH, 2007) (as may be updated or replaced from time to time); include details of: <ul style="list-style-type: none"> the flood emergency responses for both construction and operation phases of the development; predicted flood levels; flood warning time and flood notification; assembly points and evacuation routes; evacuation and refuge protocols; and awareness training for employees and contractors. 	<p>A Construction Flood Emergency Response Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website. This was approved by DP&E 1 June 2018.</p>	C			
B53	<p>The Applicant must:</p> <ol style="list-style-type: none"> not commence construction until the Flood Emergency Response Plan required by condition B52 is approved by the Secretary; and implement the most recent version of the Flood Emergency Response Plan approved by the Secretary for the duration of the development. 	<p>A Construction Flood Emergency Response Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website. This was approved by DP&E 1 June 2018.</p> <p>The most recent revision is revision 6.</p>	C			
AIR QUALITY						
Dust Minimisation						
B54	<p>Best practice reactive and proactive management measures must be implemented to minimise dust generated during all works authorised by this consent.</p>	<p>Section 3.3 of the Construction Air Quality Management Plan outlines management measures.</p> <p>The CAQMP was approved by DP&E 1 June 2018.</p>	C			
B55	<p>Deposited dust must not exceed an increase of 2g/m²/month or maximum of 4g/m²/month at the closest off-site sensitive receiver.</p>	<p>Section 4.1.2 of the Construction Air Quality Management Plan outlines the locations of proposed dust monitors.</p> <p>The CAQMP was approved by DP&E 1 June 2018.</p> <p>Monitoring for dust deposition was proposed at six locations. Exceedances were observed in April, July and</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
		August 2018. Investigations determined that non-site sources were the cause of the exceedances, which were reported to the DPE for information.				
B56	<p>During construction:</p> <ul style="list-style-type: none"> a) fill importation must not exceed 22,000m3 per day; b) exposed areas and stockpiles must be watered regularly to minimise dust emissions; c) water carts must be used to control dust emissions from vehicles travelling on unpaved surfaces, and graders and dozers pushing fill material; d) grader and bulldozer travel routes and the fill material being handled must be suitably moist; e) water must be used as appropriate to maintain moisture in the fill material being bulldozed, such that dust emissions would be halved relative to not applying the water; f) water may be applied prior to fill being delivered to site, provided that the same effect is achieved as in (e) above; g) all trucks entering or leaving the site with loads must have their loads covered; h) trucks associated with the development must not track dirt onto public roads; i) public roads used by trucks associated with the development must be kept clean; and j) land stabilisation works must be carried out progressively on site to minimise exposed surfaces. 	<p>Section 3.3 of the Construction Air Quality Management Plan outlines management measures.</p> <p>The CAQMP was approved by DP&E 1 June 2018.</p> <p>Compliance observed on site.</p>	C			
Construction Air Quality Management Plan						
B57	<p>The Applicant must prepare a Construction Air Quality Management Plan (AQMP) to the satisfaction of the Secretary. The AQMP must be prepared by a suitably qualified and experienced person(s). The Construction AQMP must form part of the CEMP required by condition C1. The AQMP must include:</p> <ul style="list-style-type: none"> a. a Construction Air Quality Monitoring Program; b. identification of sources (including stockpiles and open work areas) and quantify airborne pollutants; c. best practice reactive and proactive control measures that will be implemented for each emission source including measures to prevent the emission of visible dust from the site as listed in condition B56; d. provisions for the implementation of additional mitigation measures in response to issues identified during monitoring and reporting; 	<p>A Construction Air Quality Management Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)				
			C	O	NC	NT	
	e. for all emission sources at the site: <ul style="list-style-type: none"> I. key performance indicator(s); II. monitoring method(s); III. location, frequency and duration of monitoring; IV. record keeping; V. complaints register; VI. response procedures; and VII. compliance monitoring. 						
B58	Air quality monitoring must be undertaken during early works, fill importation and construction.	Air quality monitoring has been undertaken throughout Early Works and Fill importation with monitors installed at nominated locations as per the Early Works Air Quality Management Plan (EWAQMP) prior to the commencement of Early Works. Monitoring will continue to occur at locations stipulated within the Construction Air Quality Management Plan throughout construction.	C				
Operational Air Quality Management Plan							
B59	The Applicant must prepare an Operational AQMP to the satisfaction of the Secretary for the entire precinct (MPE + MPW), unless this has been prepared and approved under an approval for the MPW site. The AQMP must be prepared by a suitably qualified and experienced person(s) and must form part of the OEMP required by condition C3. The AQMP must include: <ul style="list-style-type: none"> a) identification of sources and quantify airborne pollutants; b) best practice reactive and proactive control measures that will be implemented for each emission source; c) provisions for the implementation of additional mitigation measures in response to issues identified during monitoring and reporting; d) for all emission sources associated with site operations: <ul style="list-style-type: none"> (i) key performance indicator(s); (ii) monitoring method(s); (iii) location, frequency and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and 	Not yet triggered.					NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	(vii) compliance monitoring.					
B60	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Appendix A of the CEMP refers to the legislation register. The project has not caused emissions of any offensive odour as defined in the POEO Act.	C			
B61	Equipment must be installed and operated in accordance with best practice to ensure that the development complies with all load limits, air quality criteria, air emission limits and air quality monitoring requirements as specified under this consent.	A Construction Air Quality Management Plan has been prepared to address the requirements of this condition. No issues observed on site.	C			
CONSTRUCTION NOISE AND VIBRATION						
Noise Monitoring						
B62	Prior to early works, the Applicant must undertake noise monitoring in accordance with INP to verify RBLs for the closest sensitive receivers	Monitoring conducted and is presented in a report by Wilkinson Murray dated January 2018 as referred to in the Noise and Vibration Management Plan .	C			
B63	Prior to early works and fill importation, the Applicant must submit a Noise Monitoring Report detailing the results of background noise monitoring, any resulting adjustment of NMLs for the development and any additional noise mitigation measures to be include in the CEMP required under condition C1.	Monitoring conducted and is presented in a report by Wilkinson Murray dated January 2018 as referred to in the Noise and Vibration Management Plan . No additional management measures nor adjustments to the NMLs were required. DP&E acknowledged receipt of the Noise Monitoring Report 20 February 2018.	C			
B64	Continuous noise monitoring at sensitive receivers must be undertaken during early works, fill importation, construction and for at least 12 months following occupation of the entire site.	Continuous noise monitoring at sensitive receivers has not been undertaken during the construction or early works to date. Noise monitoring of demolition work was undertaken by Day Design on behalf of Liberty Industrial as outlined in a report dated 14 March 2018 however this monitoring only covered a single day of demolition work. Periodic attended noise monitoring was conducted on five occasions from May to October 2018. However this monitoring was intermittent, not continuous as required by the condition.			NC	
Construction Hours						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)																
			C	O	NC	NT													
B65	<p>The construction hours detailed in Table 2 must be complied with, except where they may be undertaken under condition B66.</p> <p>Table 2: Hours of Work</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Early works and Construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>7 am to 1 pm</td> </tr> <tr> <td rowspan="2">Moorebank Avenue upgrade</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>7 am to 1 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Early works and Construction	Monday – Friday	7 am to 6 pm	Saturday	7 am to 1 pm	Moorebank Avenue upgrade	Monday – Friday	7 am to 6 pm	Saturday	7 am to 1 pm	<p>A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website. This was approved by DP&E 15 June 2018.</p> <p>Construction hours are complied with unless works outside these hours are permitted by other conditions of consent.</p>	C			
Activity	Day	Time																	
Early works and Construction	Monday – Friday	7 am to 6 pm																	
	Saturday	7 am to 1 pm																	
Moorebank Avenue upgrade	Monday – Friday	7 am to 6 pm																	
	Saturday	7 am to 1 pm																	
B66	<p>Except as permitted by an EPL, activities resulting in high noise impact (including impulsive or tonal noise emissions) must only be undertaken:</p> <ol style="list-style-type: none"> between the hours of 8:00 am to 5:00 pm Monday to Friday; between the hours of 8:00 am to 1:00 pm Saturday; and 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. <p><i>Note:</i> <i>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.</i></p>	<p>An Environmental Protection Licence (EPL No. 21054) was issued by the EPA on 4 June 2018. The licence applies to the Moorebank Precinct (excluding the MPE Stage 1 Rail Access Land Package (RALP) which has a separate EPL licence (No. 20966) and authorises > 100,000 – 500,000 tonnes crushing, grinding or separating processing capacity per annum. The licence applies to all other activities carried on at the premises, including road construction.</p>	C																
B67	<p>Works may be undertaken outside the hours detailed in Table 2 in the following circumstances:</p> <ol style="list-style-type: none"> for the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm; where different construction hours are permitted or required under an EPL in force in respect of construction, in which case these construction hours must be complied with; where they are undertaken in accordance with an Out-Of-Hours Work Protocol detailing the assessment, management and monitoring of noise as part of the Construction Noise and Vibration Management Plan. 	<p>Circumstances in which out of hours may be undertaken is explained in Construction Noise and Vibration Management Plan:</p> <ul style="list-style-type: none"> Section 3.3.1.3 – Standard Construction Hours Appendix A – Out of Hours Works Protocol Appendix B – Extended Hours Work Plan. <p>Out of Hours Work Permit Sighted.</p>	C																
B68	<p>The Applicant must prepare an Out-Of-Hours Work Protocol for any work undertaken outside the hours specified in condition B65 or outside the circumstances specified under condition B67. An Out-Of-Hours Work Protocol must provide for the assessment, management and monitoring of out of hours work noise including:</p>	<p>Out of hours works will occur during construction in line with the Out of Hours Works protocol. The protocol is located in the Construction Noise and Vibration Management Plan Appendix A.</p>	C																

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> a) where works are shown to be inaudible at the nearest sensitive receivers and vibration levels do not exceed those stipulated by Table 2.2 and Table 2.4 of Assessing Vibration: a technical guideline (DEC, 2006); b) where a negotiated agreement has been arranged with affected receivers; c) where noise can be shown to satisfy the noise management levels specified in the Interim Construction Noise Guideline (ICNG, DECC, 2009) at non-residential land uses; or d) where works are undertaken as part of an Extended Hours Work Plan approved as part of the Out-Of-Hours Work Protocol. 	<p>This document can be found on the project website. This was approved by DP&E 15 June 2018.</p> <p>Out of Hours Work Permits Sighted.</p>				
B69	<p>An Extended Hours Work Plan will be prepared for any construction undertaken during the extended hours detailed in Table 3 as required by condition B68(d). The Extended Hours Work Plan must provide for:</p> <ul style="list-style-type: none"> a) a three-month assessment period, commencing at the start of extended hours construction works; b) implementation of the Construction Noise and Vibration Management Plan; c) noise monitoring at a representative number of sensitive receivers (including closest and furthest) to confirm the predicted noise levels; d) targeted consultation with the noise affected sensitive receivers; e) notification of the relevant Council, local residents and other affected stakeholders and sensitive receivers of the timing and duration at least 48 hours prior to the commencement of the works; f) construction work timeframes and methods for investigation of noise complaints; g) submission of monthly complaints reports to the Department for the life of extended hours activities; h) continual refinement of mitigation measures based on consultation with the noise affected sensitive receivers; i) implementation of work practices set out in section 5.2 of the ICNG; j) a final summary report submitted to the Secretary at the end of the assessment period in sub condition (a), detailing the outcomes of the assessment period, the resolution of complaints during the assessment period, and demonstrate the acceptability of works outside standard hours. 	<p>A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition and an Extended Hours Works Plan is located in Appendix B.</p> <p>This document can be found on the project website 8. This was approved by DP&E 15 June 2018.</p>	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)										
			C	O	NC	NT							
	<p>Table 3: Extended Hours of Work</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Early works and Construction (not including high noise impact, piling, spoil placement, rock breaking, concrete batching)</td> <td>Monday – Friday</td> <td>6 am to 7 am 6 pm to 10 pm</td> </tr> <tr> <td>Saturday</td> <td>1 pm to 5 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Early works and Construction (not including high noise impact, piling, spoil placement, rock breaking, concrete batching)	Monday – Friday	6 am to 7 am 6 pm to 10 pm	Saturday	1 pm to 5 pm				
Activity	Day	Time											
Early works and Construction (not including high noise impact, piling, spoil placement, rock breaking, concrete batching)	Monday – Friday	6 am to 7 am 6 pm to 10 pm											
	Saturday	1 pm to 5 pm											
B70	The Applicant must comply with all written directions of the Secretary arising from the review of the final summary report required under condition B69.	<p>A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website.</p> <p>This was approved by DP&E 15 June 2018.</p>	C										
B71	Construction must be carried out in accordance with the construction noise management levels and requirements detailed in the INCG (DECC, 2009).	<p>A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website 8.</p> <p>This was approved by DP&E 15 June 2018.</p> <p>Sighted OOHW approval 31/10/18. No issues observed.</p>	C										
B72	<p>All reasonable and feasible noise mitigation measures must be implemented in addition to the management and mitigation measures in APPENDIX B with the aim of achieving the following construction Noise Management Levels (NMLs) and vibration criteria:</p> <ol style="list-style-type: none"> construction noise management levels established using the INCG (DECC 2009); vibration criteria established using the <i>Assessing Vibration: a Technical Guide</i> (DECC 2006) (for human exposure); and the vibration limits set out in the <i>German Standard DIN 4150-3: Structural Vibration effects of vibration on structures</i> (for structural damage). 	<p>A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website.</p> <p>This was approved by DP&E 15 June 2018.</p> <p>Sighted OOHW approval 31/10/18. No issues observed.</p>	C										
B73	<p>Any construction activities identified as exceeding the construction noise management levels and/or vibration criteria must be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) required by condition B77. All feasible and reasonable noise mitigation and management measures must be implemented and any activities that could exceed the construction NMLs must be identified and managed in accordance with the CNVMP.</p> <p><i>Note: The INCG identifies ‘particularly annoying’ activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML.</i></p>	<p>A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition.</p> <p>This document can be found on the project website.</p> <p>This was approved by DP&E 15 June 2018.</p> <p>Sighted OOHW approval 31/10/18, mitigation measures identified No issues observed.</p>	C										

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Construction Traffic Noise						
B74	Where feasible and reasonable, construction traffic movements on public roads should aim to limit any increase in existing road traffic noise levels to no more than 2 dB LAeq,period, where 'period' is defined in the EPA's Road Noise Policy (RNP) for both day and night.	A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition. This document can be found on the project website. This was approved by DP&E 15 June 2018. Traffic directed to main roads.	C			
B75	The Applicant is to ensure that construction contractor's vehicles operate so as to minimise impacts. Measures that could be used include: a) toolbox talks; b) contracts that include provisions to deal with unsatisfactory noise performance for the vehicle and/or the operator; and c) specifying non-tonal movement alarms in place of reversing beepers or alternatives such as reversing cameras and proximity alarms, or a combination of these, where tonal alarms are not mandated by legislation.	A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition. This document can be found on the project website. This was approved by DP&E 15 June 2018. Non-tonal alarms used on site.	C			
B76	Use of compression brakes for construction vehicles associated with the project that are on site or on nearby roads is not permitted (e.g. Anzac Avenue).	Section 3.4 of the Construction Noise and Vibration Management Plan addresses the requirements of this condition. This document can be found on the project website. This was approved by DP&E 15 June 2018. No issues observed.	C			
Construction Noise and Vibration Management Plan						
B77	A Construction Noise and Vibration Management Plan (CNVMP) must be prepared for the development to the satisfaction of the Secretary. The plan must form part of the CEMP required by C1 and detail how construction noise and vibration impacts will be minimised and managed. The Plan must be consistent with the guidelines contained in the ICNG (DECC, 2009). The plan must be developed in consultation with the EPA and include: a) identification of the work areas, site compounds and access points; b) identification of the type and number of plant and equipment expected on site at the same time; c) identification of sensitive receivers (including heritage structures if relevant)	A Construction Noise and Vibration Management Plan has been prepared to address the requirements of this condition. This document can be found on the project. This was approved by DP&E 15 June 2018. Implementation evidenced through this audit and audit against CEMP & Sub plans Mitigation Measures (refer Appendix B).	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>and relevant construction noise and vibration goals applicable to the project as stipulated in condition B71;</p> <p>d) details of construction activities and an indicative schedule for construction works, 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;</p> <p>e) an Out-of-hours Work Protocol as referenced in condition B68 for the assessment, management and approval of works outside standard construction hours, for the Secretary's approval. The Out-of-hours Work Protocol must:</p> <ul style="list-style-type: none"> (i) detail assessment of out-of-hours works against the relevant noise 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; (iii) include proposed notification arrangements; and (iv) include an Extended Hours Work Plan as required by condition B69. <p>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;</p> <p>g) management of the number of trucks accessing the site;</p> <p>h) a truck driver protocol addressing designated routes, acceptable delivery hours, speed limits on site, no engine braking in the vicinity or on site, no extended periods of engine idling, avoiding queuing in or around the site and limiting the need for reversing on site;</p> <p>i) identification of feasible and reasonable procedures and mitigation measures to ensure relevant vibration criteria are achieved, including applicable buffer distances for vibration intensive works, use of low vibration generating equipment/ vibration dampeners or alternative construction methodology, and pre- and post- construction dilapidation surveys of sensitive structures where vibration is likely to result in damage to buildings and structures (including surveys being undertaken immediately following a monitored exceedance of the criteria);</p> <p>j) a description of how the effectiveness of mitigation and management measures would be monitored during the proposed works, clearly indicating</p>					

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)									
			C	O	NC	NT						
	how often this monitoring would be conducted, the locations where monitoring would take place, how the results of this monitoring would be recorded and reported, and, if any exceedance is detected, how any non-compliance would be rectified; k) noise and vibration monitoring procedures (routine and complaints triggered monitoring); l) a community consultation and complaints handling procedure; and m) mechanisms for the monitoring, review and amendment of this plan.											
B78	Blasting is not permitted on the site.	No blasting will be undertaken for the Project.				NT						
OPERATIONAL NOISE AND VIBRATION												
Hours of Operation												
B79	The permitted hours of warehouse and distribution operation are detailed in Table 4 . <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <table border="1"> <caption>Table 4: Hours of Operation</caption> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>Operation</td> <td>Monday to Sunday</td> <td>24 hours</td> </tr> </tbody> </table> </div>	Activity	Day	Time	Operation	Monday to Sunday	24 hours	Operational noise. Not yet triggered				NT
Activity	Day	Time										
Operation	Monday to Sunday	24 hours										
Operational Noise Limits												
B80	Noise generated by operation of the development inclusive of MPE Stage 1 operations must not exceed the noise limits in Table 5 .	Operational noise. Not yet triggered				NT						

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)																												
			C	O	NC	NT																									
	<p>Table 4: Hours of Operation</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>Operation</td> <td>Monday to Sunday</td> <td>24 hours</td> </tr> </tbody> </table> <p>Operational Noise Limits B80. Noise generated by operation of the development inclusive of MPE Stage 1 operations must not exceed the noise limits in Table 5.</p> <p>Table 5: Noise Limits dB(A)</p> <table border="1"> <thead> <tr> <th>Location (residential receivers)</th> <th>Day LAeq,15 minute</th> <th>Evening LAeq,15 minute</th> <th>Night LAeq,15 minute</th> <th>Night LA1, 1 minute</th> </tr> </thead> <tbody> <tr> <td>Casula</td> <td>35 dB</td> <td>35 dB</td> <td>35 dB</td> <td>52 dB</td> </tr> <tr> <td>Glenfield</td> <td>35 dB</td> <td>35 dB</td> <td>35 dB</td> <td>52 dB</td> </tr> <tr> <td>Wattle Grove</td> <td>35 dB</td> <td>35 dB</td> <td>35 dB</td> <td>52 dB</td> </tr> </tbody> </table> <p><i>Notes:</i> To determine compliance with the LAeq,15-minute noise limits, noise from the development is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling where the dwelling is more than 30 metres from the boundary. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy must also be applied to the measured noise levels where applicable. To determine compliance with the LA1,1-minute noise limits, noise from the project is to be measured at 1 metre from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The noise emission limits identified above apply under meteorological conditions of: (i) wind speeds of up to 3 m/s at 10 metres above ground level; or (ii) 'F' atmospheric stability class.</p>	Activity	Day	Time	Operation	Monday to Sunday	24 hours	Location (residential receivers)	Day LAeq,15 minute	Evening LAeq,15 minute	Night LAeq,15 minute	Night LA1, 1 minute	Casula	35 dB	35 dB	35 dB	52 dB	Glenfield	35 dB	35 dB	35 dB	52 dB	Wattle Grove	35 dB	35 dB	35 dB	52 dB				
Activity	Day	Time																													
Operation	Monday to Sunday	24 hours																													
Location (residential receivers)	Day LAeq,15 minute	Evening LAeq,15 minute	Night LAeq,15 minute	Night LA1, 1 minute																											
Casula	35 dB	35 dB	35 dB	52 dB																											
Glenfield	35 dB	35 dB	35 dB	52 dB																											
Wattle Grove	35 dB	35 dB	35 dB	52 dB																											
Review of Sleep Disturbance Impacts																															

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B81	The Applicant must prepare a Review of Sleep Disturbance Impacts based on detailed design, including: <ul style="list-style-type: none"> a) an assessment of how often noise events occur, the time of day they occur and whether there are any times of day when there is a clear change in the noise environment; b) confirm the operational L_{Amax} predictions of the final design; and c) consider appropriate noise mitigation measures where required. 	Operational noise. Not yet triggered				NT
B82	The Review of Sleep Disturbance Impacts must be prepared in consultation with the EPA and to the satisfaction of the Secretary and must be submitted to the Secretary within six months of commencement of construction, unless otherwise agreed by the Secretary.	Operational noise. Not yet triggered				NT
Operational Noise Management Plan						
B83	An Operational Noise Management Plan must be submitted to the Secretary for approval and form part of the OEMP required under condition C3. The report must be prepared by a suitably qualified and experienced person(s) and include: <ul style="list-style-type: none"> a) an outline of management actions to be taken to address any potential non-compliances with the limits specified in Table 5; b) a description of contingency measures to be implemented in the event management actions do not reduce noise levels to a compliant level; and c) identification of additional feasible and reasonable measures to those proposed in the documents specified under condition A2, that would be implemented with the objective of meeting the criteria outlined in the NSW RNP (EPA, 2011), when these measures would be implemented and how their effectiveness would be measured and reported to the Secretary and the EPA. 	Operational noise. Not yet triggered				NT
Mechanical Plant and Other Equipment						
B84	Prior to construction of the 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 has been selected to meet the overall operational noise limits specified in Table 5 .	Only one warehouse is under construction (Target). An assessment was conducted by Acoustic Logic and submitted to DPE 17/05/2018 for this facility.	C			
B85	The Applicant must carry out noise monitoring of mechanical plant and other noisy equipment for a minimum period of one week where valid data is collected following occupation of each warehouse. The monitoring program must be carried out by a suitably qualified and experienced person(s) and a Monitoring Report for Mechanical	Operational noise. Not yet triggered.				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	Plant must be submitted to the Secretary within two months of occupation or each tenancy to verify predicted mechanical plant and equipment noise levels.					
Operational Noise Report						
B86	<p>Within 12 months of occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Secretary, the Applicant must undertake operational noise monitoring to compare actual noise performance of the project against predicted noise performance and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> a) noise monitoring to assess compliance with the predicted operational noise levels and the noise limits specified in Table 5; b) a validation by predictive modelling of the operational noise levels in terms of criteria and noise goals established in the NSW RNP (EPA, 2011); c) sleep disturbance impacts compared to those determined in documents specified under condition A2; d) impacts associated with annoying characteristics such as prominent tonal components, impulsiveness, intermittency, irregularity and dominant low-frequency content; e) methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers; f) details of any complaints and enquiries received in relation to operational noise generated by the project between the date of commencement of operation and the date the report was prepared; g) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers and heavy vehicle proportions; and h) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all feasible and reasonable mitigation measures. 	Operational noise. Not yet triggered.				NT
B87	The Applicant must provide the Secretary and the EPA with a copy of the Operational Noise Report within 60 days of completing the operational noise monitoring referred to in (a) above or as otherwise agreed by the Secretary.	Operational noise. Not yet triggered.				NT
B88	To ensure the operational noise impacts are appropriately managed, the following measures apply:	Operational noise. Not yet triggered.				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> a) use of best practice plant; and b) preparation of a risk assessment to determine if non-tonal reversing alarms can be fitted as a condition of site entry. Alternatively, site design may include traffic flow that does not require or precludes reversing of vehicles. 					
B89	For the duration of operation heavy road freight vehicles are not permitted to use Moorebank Avenue south of the East Hills Railway corridor. A main gate monitoring system (e.g. CCTV) must be installed to identify heavy vehicles turning left from the terminal site onto Moorebank Avenue, or turning right from Moorebank Avenue to the terminal site. The Secretary may at any time request the Applicant to provide a heavy vehicle monitoring report for the prior 12-month period.	Operational noise. Not yet triggered.				NT
Continuous Improvement						
B90	For the duration of operation, the Applicant must: <ul style="list-style-type: none"> a) continue to implement all reasonable and feasible best practice noise mitigation measures; b) continue to investigate ways to reduce the noise generated by the development, including maximum noise levels which may result in sleep disturbance; and c) report on these investigations and the implementation and effectiveness of these measures in the Annual Review to the satisfaction of the Secretary. 	Operational noise. Not yet triggered.				NT
HERITAGE						
Archival Recording						
B91	Prior to Early Works and Fill Importation, archival recording of the entire former DNSDC site must be undertaken in accordance with the Non-Indigenous Heritage Assessment (artefact, 2016) by a suitably qualified and experienced person(s).	A Project Heritage Consultant completed archival recordings for all heritage listed structures on the site prior to the commencement of construction of MPE Stage 1 as required by CoC C13 of SSD14-6766. The archival recordings were submitted as a soft copy to DP&E on 08/06/17 with hardcopies posted at the end of June and received by 05/07/17.	C			
Heritage Management Plan						

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B92	<p>Prior to commencement of Early Works and Fill Importation, the Applicant must prepare a Heritage Management Plan, to the satisfaction of the Secretary. The plan must form part of the CEMP required by C3 and must:</p> <ul style="list-style-type: none"> a) be prepared by suitably qualified and experienced person(s); b) be prepared in consultation with NSW Heritage Division, Council, relevant landowners and stakeholders including the Moorebank Heritage Group (MHG) and Department of Defence. 	<p>A Heritage Management Plan has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018.</p> <p>This document can be found on the project website.</p>	C			
B93	<p>The Heritage Management Plan must include:</p> <ul style="list-style-type: none"> a) plans/strategies to monitor, mitigate and manage the effects of the development on identified PADs; b) measure to ensure site workers receive suitable heritage inductions prior to carrying out any activities which may cause impacts to heritage, and that suitable records are kept of these inductions; c) a program and description of the measures/procedures to be implemented for: <ul style="list-style-type: none"> I. undertaking surface surveys and archaeological investigations (where subsurface disturbance is proposed) of any items of heritage significance; II. protecting heritage items located outside the disturbance area from the impacts of the development; III. managing any new heritage items discovered during the development; and IV. additional archaeological excavation and recording of any significant heritage deposits uncovered during demolition. 	<p>A Heritage Management Plan has been prepared to address the requirements of this condition. This was approved by DP&E 15 June 2018.</p> <p>This document can be found on the project website.</p> <p>Implementation evidenced through this audit and audit against CEMP & Sub plans Mitigation Measures (refer Appendix B).</p>	C			
Archaeological Monitoring and Recording						
B94	<p>Prior to commencement of Early Works and Fill Importation, archaeological monitoring and recording must be undertaken at potential archaeological deposits (PADs) V and W in accordance with the Non-Indigenous Heritage Assessment (artefact 2016) by a suitably qualified and experienced archaeologist with Excavation Director Criteria qualifications.</p>	<p>MPES2: Archaeological monitoring for PADS conducted by Artefact. Refer Method Statement for PAD V and W (7 March 2018) and Future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W (28 March 2018) prepared by Artefact.</p>	C			
B95	<p>The results must be reported to the Secretary within one month of completion of monitoring and recording at PADs V and W, along with recommendations for further monitoring at additional sites, if significant archaeological deposits are encountered.</p>	<p>A summary of excavation results and future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W was prepared by Artefact, dated 2 May 2018.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B96	Fill importation must not commence within 10 metres of PADs V and W until the results of any further monitoring and recording, along with any additional Non-Indigenous Heritage management measures, are submitted to the Secretary and included in an updated Heritage Management Plan to the satisfaction of the Secretary.	<p>The report 'Summary of Excavation Results and Future Management – Moorebank Precinct East (MPE) PADs V and W' dated 16 April 2018, was submitted to the Secretary on 18 April 2018.</p> <p>The report concludes there is no need for any further testing around PADs V and W and recommends that restrictions within 10 m of PADs V and W can be removed. There are no recommendations for further monitoring at additional sites.</p>	C			
Unexpected Finds Protocol						
B97	Before commencement of construction, the Applicant must prepare an Unexpected Finds Protocol for the development in consultation with the Registered Aboriginal Parties, OEH and the NSW Heritage Division and must implement the Protocol in accordance with its terms.	<p>Section 1.6 and Appendix A of the Heritage Management Plan available on the website, identifies consultation undertaken for this plan. The Unexpected Finds Protocol in Section 3.4 has been included within this plan for information purposes only but does not require consultation for Early Works.</p> <p>Consultation on the Unexpected Finds Protocol will be undertaken prior to commencement of construction as per this condition. It is noted that consultees for the Unexpected Finds Protocol differ to those required for this Plan. As such, consultation with OEH and the RAPs is only required prior to the commencement of construction and therefore prior to impacts in areas deemed to have Aboriginal archaeological potential as per this condition and/or upon the discovery of unexpected Aboriginal objects or cultural items</p>	C			
Discovery of Human Remains or Aboriginal Objects or Places						
B98	If human remains are discovered on site, then all work surrounding the area must cease, and the area must be secured. The Applicant must immediately notify NSW Police and OEH, and work must not recommence in the area until authorised by NSW Police and OEH.	Section 3.3.2 of the Construction Heritage Management Plan identifies the process to be undertaken if human remains are uncovered and that works in the vicinity must cease immediately, and NSW police and OEH must be notified.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
		Works will not recommence until authorised by OEH and NSW police. No finds to date.				
B99	If any Aboriginal object or Aboriginal place is identified on site, or suspected to be on site: a) all work in the immediate vicinity of the object or place must cease immediately; b) a 10m buffer area around the object or place must be cordoned off; and c) OEH must be contacted immediately.	Details of any action for any Aboriginal object or Aboriginal place encountered are described in table 16 - management measures of the Construction Heritage Management Plan . No finds to date.	C			
B100	Work in the immediate vicinity may only recommence if: a) the object or place is confirmed by OEH upon consultation with the Registered Aboriginal Parties, not to be an Aboriginal object or Aboriginal Place; or b) an Aboriginal Cultural Heritage Management Plan is prepared in consultation with the Registered Aboriginal Parties and OEH to include the object or place and appropriate measures in respect of it, and the Plan is approved by the Secretary; or c) OEH is satisfied as to the measures to be implemented in respect of the object or place and makes a written direction in that regard.	This condition is addressed as part of the Unexpected Finds Protocol in Section 3.3.1.1 of the Construction Heritage Management Plan .	C			
Heritage Interpretation Plan						
B101	Prior to commencement of operation, the Applicant must prepare a Heritage Interpretation Plan based on the recommendations contained in the Heritage Interpretation Strategy (artefact, 2017) approved under MPE Stage 1. The plan must be prepared for the entire Moorebank Intermodal Precinct (MPE and MPW sites).	A Heritage Interpretation Plan will be developed prior to commencement of operation.				NT
B102	The plan must form part of the OEMP required by condition C3 and must: a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with NSW Heritage Division, Council, relevant landowners and stakeholders including the Moorebank Heritage Group (MHG), Department of Defence, as well as the Relevant Aboriginal Parties (RAPs) should themes relating to Aboriginal heritage be included for interpretation; and c) be approved by the Secretary prior to the commencement of operation.	The Heritage Interpretation Plan will be developed during construction in line with the recommendations made in Heritage Interpretation Strategy and submitted for approval prior to the commencement of operations. The requirements and recommendations of the HIP will be incorporated into the OEMP prior to commencement of operations.				NT
BIODIVERSITY						

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B103	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) ensure that no more than 4.69 hectares of native vegetation is cleared for the development; and b) minimise: <ul style="list-style-type: none"> I. the impacts of the development on hollow-bearing trees; and II. the clearing of native vegetation and key habitat within the approved disturbance footprint. 	<p>No Go Zones have been established to avoid unauthorised additional clearing of native vegetation within the site and to preserve remaining areas of native vegetation within the disturbance footprint (<i>see auditor's note in B104 below</i>)</p>	C			
B104	<p>Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant must retire biodiversity credits of a number and class specified in Tables 6 and 7 and provide evidence to the satisfaction of the Secretary. The retirement of credits must be carried out in accordance with the NSW Biodiversity Offsets Policy for Major Projects, and can be achieved by</p> <ul style="list-style-type: none"> a) acquiring or retiring credits under the BioBanking scheme established under the-then <i>Threatened Species Conservation Act 1995</i> b) making payments unto an offset fund that has been established by the NSW Government; or c) providing suitable supplementary measures. 	<p>The biobanking agreement was still being finalised at the time of audit and accordingly the required credits have not been retired as yet. DP&E was notified on this in correspondence on 3 and 5 April 2018 and gave approval to extend the period to retire the credits on 24 April 2018.</p> <p><i>Auditor's note: An environmental incident was reported to DP&E (Oct 2018) in which on 12 September 2018 an area of occupancy for <i>Hibbertia puberula subsp puberula</i> was accessed by construction vehicles. A survey of the location identified that 0.46 ha had been impacted. No <i>Hibbertia puberula subsp puberula</i> plants were recorded in the impacted area during the survey.</i></p>	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)																																						
			C	O	NC	NT																																			
	<p>Table 6: Ecosystem credit requirements</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Plant community type</th> <th>Area to be impacted</th> <th>Credits required</th> </tr> </thead> <tbody> <tr> <td>MPE Stage 2 (excluding Moorebank Avenue site)</td> <td>Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)</td> <td>0.1 ha</td> <td>4</td> </tr> <tr> <td>MPE Stage 2 (excluding Moorebank Avenue site)</td> <td>Broad-leaved Ironbark - Melaleuca decora shrubby open forest on clay soils of the Cumberland Plain, Sydney Basin Bioregion (ME002)</td> <td>0.05 ha</td> <td>3</td> </tr> <tr> <td>Moorebank Avenue site</td> <td>Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)</td> <td>3.73 ha</td> <td>167</td> </tr> <tr> <td>Moorebank Avenue site</td> <td>Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)</td> <td>0.22 ha</td> <td>6</td> </tr> <tr> <td>Moorebank Avenue site</td> <td>Forest Red Gum - Roughbarked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)</td> <td>0.59</td> <td>17</td> </tr> </tbody> </table> <p>Table 7: Species credit requirements</p> <table border="1"> <thead> <tr> <th>Species</th> <th>Impacted individuals</th> <th>Credits required</th> </tr> </thead> <tbody> <tr> <td>Nodding Geebung (<i>Persoonia nutans</i>)</td> <td>12</td> <td>924</td> </tr> <tr> <td><i>Hibbertia puberula</i> subsp. <i>puberula</i></td> <td>110</td> <td>4400</td> </tr> <tr> <td>Small-flower Grevillia (<i>Grevillea parviflora</i> subsp. <i>parviflora</i>)</td> <td>79</td> <td>1106</td> </tr> </tbody> </table>	Site	Plant community type	Area to be impacted	Credits required	MPE Stage 2 (excluding Moorebank Avenue site)	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	0.1 ha	4	MPE Stage 2 (excluding Moorebank Avenue site)	Broad-leaved Ironbark - Melaleuca decora shrubby open forest on clay soils of the Cumberland Plain, Sydney Basin Bioregion (ME002)	0.05 ha	3	Moorebank Avenue site	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	3.73 ha	167	Moorebank Avenue site	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)	0.22 ha	6	Moorebank Avenue site	Forest Red Gum - Roughbarked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)	0.59	17	Species	Impacted individuals	Credits required	Nodding Geebung (<i>Persoonia nutans</i>)	12	924	<i>Hibbertia puberula</i> subsp. <i>puberula</i>	110	4400	Small-flower Grevillia (<i>Grevillea parviflora</i> subsp. <i>parviflora</i>)	79	1106				
Site	Plant community type	Area to be impacted	Credits required																																						
MPE Stage 2 (excluding Moorebank Avenue site)	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	0.1 ha	4																																						
MPE Stage 2 (excluding Moorebank Avenue site)	Broad-leaved Ironbark - Melaleuca decora shrubby open forest on clay soils of the Cumberland Plain, Sydney Basin Bioregion (ME002)	0.05 ha	3																																						
Moorebank Avenue site	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	3.73 ha	167																																						
Moorebank Avenue site	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)	0.22 ha	6																																						
Moorebank Avenue site	Forest Red Gum - Roughbarked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)	0.59	17																																						
Species	Impacted individuals	Credits required																																							
Nodding Geebung (<i>Persoonia nutans</i>)	12	924																																							
<i>Hibbertia puberula</i> subsp. <i>puberula</i>	110	4400																																							
Small-flower Grevillia (<i>Grevillea parviflora</i> subsp. <i>parviflora</i>)	79	1106																																							
B105	<p>Notwithstanding condition B103, the Applicant:</p> <ol style="list-style-type: none"> may elect to retire biodiversity credits in conjunction with the retirement of biodiversity credits for other developments on the MPE or MPW developments, prior to the commencement of construction of this development, or at another time agreed by the Secretary; and 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. 	Noted	C																																						
Baseline Monitoring Program																																									

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B106	Prior to early works, a baseline monitoring program must be prepared in consultation with OEH and DPI to define pre-development conditions for water quality, invertebrates and fish assemblages. The results of this monitoring program are to be used to: <ul style="list-style-type: none"> a) develop a Biodiversity Monitoring Strategy to identify any changes between upstream and downstream sites as a result of the construction and operation of the development; and b) set the stormwater water quality and quantity performance criteria referred to in condition B40. 	A Biodiversity Monitoring Strategy was submitted to DP&E on 19 June 2018 for information.	C			
B107	Any unavoidable indirect impacts as identified through the Biodiversity Monitoring Strategy required under condition B106, e.g. impacts of change hydrology on vegetation in boot land/ biobank site must be identified and measures to address this must be developed in consultation with OEH and implemented to the satisfaction of the Secretary. Measures may include additional offsetting.	This is managed via implementation of the Flora and Fauna Management Plan with inputs from the Moorebank Precinct East Stage 2: Baseline Aquatic Ecological Monitoring Report and Biodiversity Monitoring Strategy June 2018 (Biosis). Other than the incident identified under CoC 104 there were no issues identified.	C			
Construction Flora and Fauna Management Plan						
B108	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFFMP) in consultation with OEH. The CFFMP must form part of the CEMP required by condition C1 and must include the following: <ul style="list-style-type: none"> a) measures to minimise the loss of key fauna habitat, including tree hollows; b) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing and building demolition c) controlling weeds and feral pets; d) an Unexpected Finds Procedure detailed procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); e) to ensure biodiversity values not intended to be impacted are protected. These measures may include barriers and mapping of protected/ 'no-go' areas; and f) a program to monitor the effectiveness of the measures in the CFFMP 	A Construction Flora and Fauna Management Plan has been prepared to address the requirements of this condition. This was approved by DP&E on 1 June 2018. Implementation evidenced through this audit and audit against CEMP & Sub plans Mitigation Measures (refer Appendix B).	C			
B109	Prior to removing/clearing any vegetation, pre-clearing surveys and inspections for threatened species, populations and ecological communities must be undertaken to confirm the on-site location of those entities. The surveys and inspections, and any subsequent relocation of species and associated management measures, must be undertaken under the guidance of a suitably qualified and experienced ecologist.	A Construction Flora and Fauna Management Plan has been prepared to address the requirements of this condition. This was approved by DP&E on 1 June 2018.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	Methodologies must be incorporated into the Construction Flora and Fauna Management Plan required under condition B108. The agreement of OEH, whichever is the relevant agency, is required for any proposed amendments to the location or reclassification of threatened species, populations and ecological communities as identified in the updated BAR	The plan includes management measures required prior to the removal and clearing of vegetation. A Clearing Protocol is included in Appendix A of the approved CFFMP.				
Operational Flora and Fauna Management Plan						
B110	Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP must form part of the OEMP required by condition C3 and must include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to: I. weed control; II. feral animal control; III. pathogen management procedures; IV. monitoring; and V. rehabilitation actions.	Not yet triggered.				NT
B111	Bushfire asset protection zones are to be contained wholly within the site boundary and management of the inner protection zone and must not impact on the Boot Land.	This condition will be addressed in the Operational Environmental Management Plan.				NT
HAZARDS AND RISKS						
Dangerous Goods						
B112	The Applicant (the operator/occupant of each premises) must store and handle all chemicals, fuels and oils, including Dangerous Goods as defined in <i>the Australian Code for the Transport of Dangerous Goods by Road & Rail</i> , in accordance with: a) the requirements of all relevant Australian Standards; and b) the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Handbook</i> if the chemicals are liquids. In the event of an inconsistency between the requirements listed above, the most stringent requirement shall prevail to the extent of the inconsistency.	Requirements for the storage of chemicals, fuels, oil, and Dangerous Goods as defined in the Australian Code for the Transport of Dangerous Goods by Road & Rail are outlined in Section 3.3 of the Construction Soil and Water Management Plan .	C			
B113	The Applicant (the operator/occupant of each premises) must ensure compliance with the <i>Environment Protection Manual for Authorised Officers: Bunding and Spill Management</i> – technical bulletin (EPA, 1997 and that for liquids, a minimum bund volume of 110% of the volume of the largest single stored volume within the bund is required.	Management measures are in place outlined in Section 3.3 of the Construction Soil and Water Management Plan to ensure compliance with the requirements of this condition.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B114	The quantities of Dangerous Goods present at any time within each premises or transported from and to the development must be kept below the screening threshold quantities listed in the Department's Hazardous and Offensive Development Guidelines Application Guidelines Applying SEPP 33 (January 2011).	Management measures are in place outlined in Section 3.3 of the Construction Soil and Water Management Plan to ensure compliance with the requirements of this condition.	C			
B115	Prior to occupation of each premises and in each instance of occupation by a new occupant, a report must be submitted and approved by the Secretary confirming that the premises will be operated so as to comply with the requirements of conditions B112 and B114. <i>Notes:</i> <i>The total quantity of DG within a warehouse must be considered as part of the screening, not the size of one container and separation distances must be based on the Applying SEPP 33 guideline.</i>	Not yet triggered.				NT
Emergency Response Plan						
B116	Six months prior to operation, the Applicant must prepare an Emergency Response Plan, in consultation with FRNSW and NSW Police Force. The Emergency Response Plan must include, but not be limited to: a) protocols and procedures to be followed during emergency situations associated with the operation of the project (including fires and explosions). The protocols and procedures are to take into account the needs of people with a disability or who may experience access problems in emergency situations; b) details of traffic management measures to be implemented during emergencies, where appropriate, to minimise the potential for escalation of the emergency; c) design and management measures to address the potential environmental impacts of an emergency situation, including measures for containment of contaminated fire-fighting water, fuel spills and gaseous combustion products; and d) details of a training and testing program to ensure that all operational staff are familiar with the Emergency Response Plan.	Not yet triggered. This will form part of the operational environmental management plan.				NT
WASTE MANAGEMENT						
Construction and Demolition Waste Management						

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B117	All waste generated by the project must be assessed, classified and managed in accordance with the <i>Waste Classification Guidelines Part 1: Classifying Waste EPA 2014</i> .	Section 3.1 of the Construction and Demolition Waste Management Plan outlines the six step waste classification process that is implemented when undertaking initial classification of waste. The classification determines reusability, recyclability or disposability of waste. JBS&G Waste Classification Reports dated 19 July 2018, 9 August 2018 and 5 September 2018 sighted. Fulton Hogan waste register sighted during audit	C			
B118	Prior to the commencement of early works, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Secretary. The plan must form part of the CEMP required by condition C1 and must detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations.	A Construction and Demolition Waste Management Plan has been prepared to address the requirements of this condition. This plan was approved by DP&E on 1 June 2018. This document can be found on the project website. Implementation evidenced through this audit and audit against CEMP & Sub plans Mitigation Measures (refer Appendix B).	C			
B119	The Applicant must: a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Secretary; and b) carry out the development in accordance with the most recent version of the Construction and Demolition Waste Management Plan approved by the Secretary.	A Construction and Demolition Waste Management Plan has been prepared to address the requirements of this condition. This plan was approved by DP&E on 1 June 2018. This document can be found on the project website.	C			
Operational Waste Management						
B120	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development to the satisfaction of the Secretary. The Waste Management Plan must form part of the OEMP required by condition C3 and be prepared in accordance with condition C7. The Plan must: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the	Not yet triggered. This will form part of the Operational Environmental Management Plan.				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) (as may be updated or replaced from time to time); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in APPENDIX B.					
B121	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site or be deposited on or otherwise enter neighbouring public or private properties.	Not yet triggered. This will form part of the Operational Environmental Management Plan.				NT
Statutory Requirements						
B122	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	A Construction and Demolition Waste Management Plan has been prepared to address the requirements of this condition. This plan was approved by DP&E on 1 June 2018. This document can be found on the project website. This condition is outlined in Section 3.7 Management measures. Sighted waste classification reports L033, L086 and L124. They identify suitable disposal options. Fulton Hogan waste register sighted during audit.	C			
B123	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</i> .	A Construction and Demolition Waste Management Plan has been prepared to address the requirements of this condition. This plan was approved by DP&E on 1 June 2018. This document can be found on the project website. This condition is outlined in Section 3.7 Management measures. Sighted waste classification reports L033, L086 and L124. Waste classification data has been retained and sighted during the audit 11/12/18.	C			
B124	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal unless it satisfies these conditions.	A Construction and Demolition Waste Management Plan has been prepared to address the requirements of	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
		<p>this condition. This plan was approved by DP&E on 1 June 2018.</p> <p>This document can be found on the project website 8.</p> <p>This condition is outlined in Section 3.7 Management measures.</p> <p>Sighted importing fill procedure. It identifies permissible materials to be bright on site.</p>				
B125	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA	<p>A Construction and Demolition Waste Management Plan has been prepared to address the requirements of this condition. This plan was approved by DP&E on 1 June 2018.</p> <p>This document can be found on the project website.</p> <p>Waste classification data has been retained and sighted during the audit 11/12/18.</p> <p>Fulton Hogan waste register sighted during audit.</p>	C			
B126	The collection of waste generated during operation of the development must be undertaken between 7 am to 10 pm Monday to Friday.	<p>Not yet triggered.</p> <p>This will form part of the OEMP.</p>				NT
PESTS, VERMIN AND NOXIOUS WEED MANAGEMENT						
B127	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) take all reasonable steps to manage pests and vermin on the site; b) manage declared noxious weeds on the site in accordance with the requirements of the Noxious Weeds Act 1993; and c) inspect the site on a regular basis, no less than every 3 months, to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. <p><i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.</i></p>	<p>A Construction Flora and Fauna Management Plan has been prepared to address the requirements of this condition. This was approved by DP&E on 1 June 2018.</p> <p>This document can be found on the project website and is dated 27 September 2018.</p> <p>The CFFMP outlines in Appendix B - Weed, Pest and Vermin Management Protocol how weeds, pests and vermin must be managed.</p>	C			
CONTAMINATION						

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B128	The Applicant must provide the NSW EPA with a copy of all reports to date relating to the assessment of per- and poly-fluoroalkyl substances including perfluorooctanoate (PFAS) undertaken for the Site within 3 months of this consent.	Sighted B128 report dated 22/02/18.	C			
B129	Prior to the commencement of early works or construction on site, the Applicant must engage a Site Auditor accredited under the EPA <i>Contaminated Land Management Act 1997</i> NSW Site Auditor Scheme.	The site auditor was endorsed by the EPA on 15 February 2018.	C			
B130	Prior to an occupation certificate being issued, the Applicant must submit to the Secretary a Site Audit Statement, prepared in accordance with the <i>NSW Contaminated Land Management – Guidelines for the NSW Site Auditor Scheme (3rd edition, 2017)</i> , which demonstrates that the site is suitable for its intended land use (i.e. Section 'A'). The Site Auditor must consider the most up to date PFAS guidance.	Not yet triggered. This will occur prior to operation.				NT
B131	If the Site Auditor determines that further assessment of PFAS is required to adequately assess the site in accordance with the current guidance "Designing Sampling Programs for Sites Potentially Contaminated by PFAS (EPA 2016), the assessment(s) are to be completed and submitted to the EPA within 6 months of granting of consent	Not yet triggered.				NT
B132	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the NSW EPA as soon as practicable to discuss requirements for community consultation and long-term management.	Not yet triggered.				NT
B133	Prior to any demolition on the site, and entry and any subsurface activities within the southern burial pits, an UXO, EO and EOW Site Assessment Survey must be undertaken by an UXO contractor listed on the Defence Panel of suitably qualified UXO consultants and contractors and submitted to the Secretary.	G-tek Australia Pty Limited (G-tek) reviewed previous reports and activities with particular emphasis on the potential for remnant unexploded ordnance (UXO), explosive ordnance (EO) and explosive ordnance waste (EOW) within the overall Site and the area referred to as the "southern burial pits". Letter dated 15 January 2018 indicated that that no additional UXO, EO or EOW Site Assessment Surveys are required within the southern burial pits area is required prior to any demolition, entry or subsurface activities within the area. This was submitted to DP&E as part of the CMP and approved on 30/05/18.	C			
B134	Prior to early works and fill importation, a Contamination Management Plan must be prepared to the satisfaction of the Secretary and form part of the CEMP required under condition C1. The Contamination Management Plan is to be based on the Environmental	A staged Contamination Management Plan was approved 30 May 2018.	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	Management Plan prepared by GHD (2016) and results of the UXO, EO and EOW Site Assessment Survey and must take into account additional risks posed by the proposed works and in particular: <ol style="list-style-type: none"> excavation within the southern burial pits; removal/remediation of underground storage tanks; disturbance of soil containing asbestos material; and demolition of buildings containing asbestos materials. 					
B135	The Contamination Management Plan must include: <ol style="list-style-type: none"> an UXO, EO and EOW management and remediation plan, prepared by a qualified person(s) listed on the Defence Panel; an Asbestos Management Plan; and Unexpected Finds Procedure. The Contamination Management Plan must be approved by a NSW EPA Accredited Site Auditor prior to submission to the Secretary.	The Contamination Management Plan includes: <ul style="list-style-type: none"> UXO, EO and EOW management and remediation plan (Appendix C) An unexpected finds program (Table 8) A staged Contamination Management Plan was approved 30 May 2018.	C			
B136	Following demolition, a supplementary UXO, EO and EOW Site Assessment Survey is to be undertaken and an updated Contamination Management Plan is to be prepared to the satisfaction of the Secretary to address any additional contamination issues identified. Remediation works must only be carried out by suitably qualified and experienced contractor(s) including a contractor listed on the Defence Panel in the case of UXO, EO and EOW.	See above.	C			
B137	Details of any containment cells located on the site following remediation shall be provided to the Secretary, including relevant GPS data on the extent of the cell and details of the long-term management of the cells.	A Contaminated Management Plan has been prepared to address the requirements of this condition.	C			
B138	All containment cells located on the site following remediation shall be registered on title including, details of relevant Contamination Management requirements.	A Contaminated Management Plan has been prepared to address the requirements of this condition.	C			
URBAN DESIGN, VISUAL AMENITY AND LANDSCAPE						
Urban Heat Island Mitigation Strategy						
B139	Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Heat Island (UHI) Mitigation Strategy must be prepared and submitted to the Secretary for approval, in consultation with the	Permanent built surface works have not commenced.				NT

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>NSW Government Architect. The UHIMS must be prepared by a suitably qualified and experienced person(s).</p> <p>The UHI Mitigation Strategy must</p> <ol style="list-style-type: none"> a. review the current architectural details, building layout, landscaping provision, shading provision, landscape irrigation, stormwater water detention and WSUD, as well as building and paving material specifications; b. make recommendations to mitigate the UHI effects generated by the development including but not limited to: <ol style="list-style-type: none"> I. provision of WSUD elements; II. street tree planting; III. landscape coverage and screening; IV. use of building material including reflectivity; V. use of pavement material including reflectivity; VI. improved green space maintained by independent, climate resilient water supplies, to achieve increased amenity and urban cooling; and VII. heat generation from operations; and c. include a design strategy with the goal to achieve a 4°C degree decrease in temperature compared to neighbouring industrial developments; d. details of where and how recommendations from the UHI Mitigation Strategy have been incorporated into the: <ol style="list-style-type: none"> I. updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23; II. updated final architectural details required by condition A24; III. UDLP required by condition B141; IV. CEMP required by condition C1; and V. OEMP required by condition C3. 					
Urban Design and Landscape Plan						
B140	<p>Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared. The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:</p> <ol style="list-style-type: none"> a. identification of design objectives, principles and standards based on – 	Permanent built surface works have not commenced.				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> I. local environmental values, II. urban design context, III. sustainable design and maintenance, IV. community, visitor and worker safety, amenity and privacy, including 'safer by design' principles where relevant, V. relevant design standards and guidelines, VI. addressing the visual amenity and values of adjoining receivers, VII. minimising and addressing the footprint of the project (including at operational facilities), and VIII. the urban design principles outlined in the documents referred to in condition A2; b. landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula); c. details on the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species where practicable). Details of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, top soil and vegetation to be removed must be reused; d. details of pedestrian movement through the site and to surrounding areas for employees; e. incorporate the following: <ul style="list-style-type: none"> I. a minimum landscaped width of 10m within the 18m setback from Moorebank Avenue; II. the footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees; III. landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings; IV. 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways; 					

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>V. minimum rate of 1 canopy tree per 30m² of landscaped area;</p> <p>VI. a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade;</p> <p>VII. perimeter site screening using advanced shrubs and canopy trees;</p> <p>VIII. perimeter and on-site detention and biofiltration/bioretention basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire.</p> <p>f. include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities) and deep soil areas containing soil (not spoil);</p> <p>g. a description of the retaining walls, including the graphics such as sections, perspective views and material details;</p> <p>h. details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;</p> <p>i. graffiti management commitments and provisions;</p> <p>j. the sub-plans identified in condition B141;</p> <p>k. details of where and how recommendation from the UDLP and sub plans have been incorporated into the:</p> <p style="padding-left: 20px;">I. updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;</p> <p style="padding-left: 20px;">II. updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls</p> <p style="padding-left: 20px;">III. updated OEMP required by condition C3;</p> <p>l. details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40</p> <p>m. details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;</p> <p>n. details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final Development Layout, Stormwater Management Plan and Architectural Details;</p> <p>o. details of where and how recommendations from the Flora and Fauna Management Plan for adjoining offset area (condition B108) have been</p>					

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>incorporated into the UDLP,</p> <p>p. details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP,</p> <p>q. details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian paths, outdoor eating areas have been incorporated into the UDLP; and</p> <p>r. evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP.</p> <p>The UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary.</p> <p><i>Note:</i> <i>The UDLP may be submitted in parts to address the built elements of the development and landscaping aspects of the development.</i></p>					
B141	<p>The Urban Design and Landscape Plan must include the following sub-plans:</p> <p>a. a Landscape Vegetation Management Sub Plan to assist in the monitoring and maintenance of landscape elements required to be delivered as part of the approval. The Plan must be prepared and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary.</p> <p>The Plan must provide details of the monitoring and maintenance procedures for the landscape vegetation elements, rehabilitated vegetation and landscaping (including weed and pathogen control) including performance indicators, identification of commitments, identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration, as well as contingencies where rehabilitation of vegetation and landscaping measures fail.</p> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p> <p>b. Lighting Sub Plan to assist in the control of lighting and reduce the visual impact of the 24-hour operational facility when viewed from residents within residential areas within the locality. The Plan must provide an assessment of the location, design specification and impacts of operational lighting associated with the development and measures proposed to minimise lighting impacts and standardise lighting design within the MPE development. The Plan must be</p>	Refer above				NT

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>prepared and approved by the Secretary. The Applicant must ensure that the lighting associated with the development:</p> <ol style="list-style-type: none"> I. complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); II. is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network; and III. is designed to reduce light spill and mitigate the visual impact of the 24-hour facility when viewed from the residential areas in the locality and the Boot Land. <p>c. The Lighting Sub Plan must identify and provide details of the common and individual lighting throughout the development to reduce light spill and mitigate visual impact on the residential areas in the locality by:</p> <ol style="list-style-type: none"> I. eliminating upward spill light; II. directing light downwards, not upwards; III. using shielded fittings; IV. avoiding 'over' lighting; V. switching lights off when not required; VI. using energy efficient bulbs; VII. using asymmetric beams, where floodlights are used; VIII. ensuring lights are not directed towards reflective surfaces; and IX. using warm white colours. <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p> <p>d. Cycling and Pedestrian Access and Facilities Sub Plan to assist in safe cycling and pedestrian connectivity through the MPE precinct by providing dedicated linkages between the warehouses, the freight village and Moorebank Avenue that will contribute to the quality and safety of the pedestrian and cyclist environment associated with the development. The Plan must be prepared by a suitably qualified and experienced person(s) and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary.</p> <p>The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of Cycling and Pedestrian Access and Facilities. The Plan must detail the construction, timing and responsibility for the delivery of</p>					

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>Cycling and Pedestrian Access and Facilities and take into account the following considerations:</p> <ol style="list-style-type: none"> I. all relevant policies, guidelines and plans; II. provide details for the provision of safe and efficient pedestrian and cyclist access connectivity within the development and include integration with the existing and future pedestrian and cycling access in the locality; III. provide details of end of trip facilities available on-site at each warehouse which are to include under cover bike storage, showers and change facilities sufficient to accommodate the needs of the forecast number of employee; and IV. the layout, design and security of bicycle facilities must comply with the minimum requirements of <i>Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities</i>. <p>The approved plan must be implemented prior to occupation of the warehouse and freight village</p> <p>e. Employee Outdoor Meal Break Area sub plan to provide employee amenity associated with the development. The Plan must identify and facilitate the construction and establishment of employee outdoor meal break area and be prepared by a suitably experienced and qualified person(s) and submitted to the Secretary for approval.</p> <p>The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of outdoor open space. The Plan must detail the construction, timing and responsibility for the delivery and maintenance of an individual employee outdoor meal break areas for each warehouse and a communal employee/visitor eating area at the freight village and take into account the following considerations:</p> <ol style="list-style-type: none"> I. all relevant policies, guidelines and plans; II. the type of facilities to be provided having regard to forecast future employee and visitor needs; III. provide detail of the siting and design of outdoor eating areas including seating, lighting, paving, landscaping, screening, shading, vermin proof waste storage and security; and IV. include details of the maintenance and waste collection responsibilities. <p>Where it can be demonstrated to the satisfaction of the Secretary, that an</p>					

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>outdoor break area cannot be accommodated on site for each warehouse, an internal eating/sitting area is to be provided within each warehouse and details provided within this subplan.</p> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p> <p>f. Signage Sub Plan to assist in the management of individual building, wayfinding and common directory signage associated with the development. The Plan must be prepared by a suitably experienced and qualified person(s) and submitted to the Secretary for approval.</p> <p>The Plan must detail the design, illumination, construction, timing and responsibility for the delivery and maintenance of individual building and common directory signage and take into account the following considerations:</p> <ol style="list-style-type: none"> I. provision of wayfinding signage for internal streets to individual buildings and loading docks; II. individual building signage integration within building forms no higher than 3m above the finished ground; III. no general advertising; IV. no form of moving or flashing signs; V. no east or south facing illuminated building signage; VI. details of the location and specifications of the common directory board; VII. signs are to display corporate logos and company names and must not to occupy more than 10% of any façade or wall of building; and VIII. internally illuminated signs are not permitted. <p>The approved common directory board and wayfinding signs plan must be implemented prior to occupation of the warehouse and freight village.</p>					
ECOLOGICALLY SUSTAINABLE DEVELOPMENT						
B142	<p>B142. Warehouses and the freight village must be designed and operated to meet ESD principles including:</p> <ol style="list-style-type: none"> 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; 	Detailed design is ongoing	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> f. use of locally sourced materials to reduce impacts associate with transport; g. rainwater capture and reuse; h. water efficient fixtures and fittings; and i. waste minimisation and recycling. 					
BUSHFIRE MANAGEMENT						
B143	<p>Before the commencement of construction, the Applicant must ensure that a Bushfire Emergency and Evacuation Plan is prepared. The Plan must form part of the CEMP and OEMP required by conditions C1 and C3 and must:</p> <ul style="list-style-type: none"> j. be prepared by a suitably qualified and experienced person(s); k. be consistent with the Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, December 2014 and Australian Standard AS3745 2010 Planning for Emergencies in Facilities; and l. a copy of the plan must be submitted to the Secretary, NSW Rural Fire Service, Council and the Certifying Authority prior to occupation. 	<p>A Bushfire Emergency and Evacuation Plan has been prepared to address the requirements of this condition. This was approved by DP&E 8 June 2018.</p> <p>This document can be found on the project website.</p> <p>Implementation evidenced through this audit and audit against CEMP & Sub plans Mitigation Measures (refer Appendix B).</p>				
B144	<p>The entire site must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of the <i>Planning for Bush Fire Protection 2006</i> and the NSW Rural Fire Service's document <i>Standards for asset protection zones</i>. An updated Bushfire Management Plan must be prepared by a suitably qualified person(s) having regard to the amended final plans and demonstrating that the bushfire asset protection zones can be contained wholly within the site boundary and that management of the inner protection zone will not impact on the Boot Land. The Bushfire Management Plan must be approved by the RFS and submitted to the Secretary prior to construction of permanent access or buildings, unless otherwise agreed by the Secretary.</p>	<p>The Construction Bushfire Management Plan has been prepared to address the requirements of this condition. This was approved by DP&E 08 June 2018.</p> <p>This document can be found on the project website .</p>	C			
B145	<p>Public road access must comply with section 4.1.3(1) of <i>Planning for Bush Fire Protection 2006</i> except for the requirement for through-access.</p>	<p>Suitable access for emergency vehicles is available via the alignment of the future internal road network which runs east/west and connects to a north/south road extending along the eastern side of the site.</p>	C			
B146	<p>The provision of water, electricity and gas must comply with section 4.1.3 of <i>Planning for Bush Fire Protection 2006</i>.</p>	<p>Management measures within the Construction Bushfire Management Plan address the requirements of this condition.</p>	C			
ANCILLARY FACILITIES						

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B147	<p>Ancillary facilities that are not identified by description and location in the documents listed in A2 must not be constructed unless they satisfy the following criteria:</p> <ol style="list-style-type: none"> a. the facility is development of a type that would, if it were not for the purpose of the development, otherwise be exempt or complying development; or b. the facility is located as follows: <ol style="list-style-type: none"> I. at least 50 metres from any waterway unless an erosion and sediment control plan is prepared and implemented so as not to affect water quality in the waterway in accordance with Managing Urban Stormwater series; II. within or adjacent to land upon which the development is being carried out; III. with ready access to a road network; IV. so as to avoid the need for heavy vehicles to travel on local streets or through residential areas in order to access the facility; V. on level land; VI. so as to be in accordance with the INCG (DECC 2009) or as otherwise agreed in writing with affected landowners and occupiers; VII. so as not to require vegetation clearing beyond the extent of clearing approved under other terms of this approval except as approved by the ER as minor clearing; VIII. so as not to have any impact on heritage items (including areas of archaeological sensitivity) beyond the impacts identified, assessed and approved under other terms of this approval; IX. so as not to affect lawful uses of adjacent properties that are being carried out at the date upon which construction or establishment of the facility is to commence; X. to enable operation of the ancillary facility during flood events and to avoid or minimise, to the greatest extent practicable, adverse flood impacts on the surrounding environment and other properties and infrastructure; and XI. so as to have sufficient area for the storage of raw materials to minimise, to the greatest extent practicable, the number of deliveries required outside standard construction hours. 	<p>Not required. Section 1.6.1.3 outlines the procedure to be undertaken should an ancillary facility be required.</p> <p>The CEMP was approved by DP&E 8 June 2018.</p>				NT
B148	<p>Prior to establishment of any ancillary facility that is not identified by description and location in the documents listed in A2 that satisfies the criteria in condition B148, the</p>	<p>Not required. Section 1.6.1.3 outlines the procedure to be undertaken should an ancillary facility be required.</p>				NT

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>Applicant must prepare and implement an Ancillary Facilities Management Plan which outlines the environmental management practices and procedures for the establishment and operation of the ancillary facility. The Ancillary Facilities Management Plan must be prepared in consultation with the relevant council and submitted to the Secretary for approval one month prior to installation of ancillary facilities. The Ancillary Facilities Management Plan must detail the management of the ancillary facilities and include:</p> <ol style="list-style-type: none"> a. a description of activities to be undertaken during construction (including scheduling of construction); b. a program for ongoing analysis of the key environmental risks arising from the activities described in subsection (a) of this condition, including an initial risk assessment undertaken prior to the commencement of construction of the development; and c. details of how the activities described in subsection (a) of this condition will be carried out to: <ol style="list-style-type: none"> I. meet the performance outcomes stated in the documents listed in conditions A2; and II. manage the risks identified in the risk analysis undertaken in subsection (b) of this condition. 	The CEMP was approved by DP&E 8 June 2018.				
B149	<p>Minor ancillary facilities comprising lunch sheds, office sheds, and portable toilet facilities, that are not identified in the documents listed in condition A2 and which do not satisfy the criteria set out in condition B148 of this approval must satisfy the following criteria:</p> <ol style="list-style-type: none"> a. have no greater environmental and amenity impacts than those that can be managed through the implementation of environmental measures detailed in the CEMP required under condition C1 of this approval; and b. have been assessed by the ER to have: <ol style="list-style-type: none"> I. minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the INCG (DECC 2009), traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts; II. minimal environmental impact with respect to waste management and flooding; and III. no impacts on biodiversity, soil and water, and heritage items beyond those already approved under other terms of this approval. 	<p>Not required. Section 1.6.1.3 outlines the procedure to be undertaken should an ancillary facility be required.</p> <p>The CEMP was approved by DP&E 8 June 2018.</p>				NT

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B150	Boundary screening must be erected around all ancillary facilities that are adjacent to sensitive receivers for the duration of construction unless otherwise agreed with relevant Council(s), and affected residents, business operators or landowners.	Not required. Section 1.6.1.3 outlines the procedure to be undertaken should an ancillary facility be required. The CEMP was approved by DP&E 8 June 2018.				NT
B151	Boundary screening required under condition B150 must minimise visual, noise and air quality impacts on adjacent sensitive receivers.	Not required. Section 1.6.1.3 outlines the procedure to be undertaken should an ancillary facility be required. The CEMP was approved by DP&E 8 June 2018.				NT
FOOD PREPARATION AREAS						
B152	All food premises must be designed, constructed and operated to meet legislative requirements and Australian Standards including: <ul style="list-style-type: none"> a. the Australian New Zealand Food Standards Code including Food Safety Standard 3.2.2 <i>Food Premises and Equipment</i>; b. AS 4674-2004: Design, construction and fit out of food premises; c. AS 4322-1995: Quality and performance of commercial electrical appliances – Hot food storage and display equipment; d. AS ISO 22000-2005: Food safety management systems-Requirements for any organisation in the food chain. 	Not yet triggered.				NT
B153	The Applicant must obtain a certificate from a suitable qualified tradesperson, certifying that kitchen, food storage and food preparation areas have been fitted in accordance with <i>Australian Standard AS4674</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Not yet triggered.				NT
COMMUNITY ENGAGEMENT						
Community Consultative Committee						
B154	Before early works and fill importation a Community Consultative Committee (CCC) must be established for the Moorebank Intermodal Precinct (MPE and MPW) in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i> (2016). The CCC must function for the duration of construction and for at least 5 years following commencement of operation. <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>The CCC is an advisory committee only.</i> • <i>In accordance with the guidelines, the Committee should comprise an i representation from the Applicant, Council and the local community.</i> 	DP&E acknowledged the Community Consultative Committee 23 May 2018.	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
Community Communication Strategy						
B155	<p>No later than one month before early works and fill importation, a Community Communication Strategy must be prepared and submitted to the Secretary for approval. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, the Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development. The Community Communication Strategy must:</p> <ol style="list-style-type: none"> a. assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development; a. detail the mechanisms for regularly consulting with the local community throughout the development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results; b. detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works or manage traffic disruptions; c. include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and d. include a complaints procedure for recording, responding to and managing complaints, including: <ol style="list-style-type: none"> I. email, toll-free telephone number and postal address for receiving complaints; II. advertising the contact details for complaints prior to 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. 	<p>A Community Communication Strategy has been prepared to address the requirements of this condition (Rev 5 is current version dated 27 September 2018).</p> <p>The Quarterly Compliance Report notes that the Strategy was initially approved by DP&E on 1 June 2018.</p> <p>Extracts for January 2019 from complaints register provided plus snapshot reports and statistics were sighted.</p> <p><i>Observation: Site contact details are only available on a sign (Plate 1) that is located within the site access road (not on perimeter fencing) which is difficult to see from Moorebank Road or other areas exposed to passing traffic.</i></p>		O		
B156	<p>The Applicant must:</p> <ol style="list-style-type: none"> a. not commence construction until the Community Communication Strategy is approved by the Secretary; b. implement the approved Community Communication Strategy for the duration of the development and for 24 months following the completion of operation. 	<p>A Community Communication Strategy (Rev 5) has been prepared to address the requirements of this condition and was initially approved by DP&E on 1 June 2018.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
B157	The Complaints Register must be provided to the Secretary within 7 days upon request, for the period detailed within the request.	No written directions to the applicant have been made by the secretary.	C			
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN						
C1	<p>Before the commencement of construction, a Construction Environmental Management Plan (CEMP) must be prepared to the satisfaction of the Secretary. The CEMP must:</p> <ol style="list-style-type: none"> identify the statutory approvals required to carry out the development; outline all environmental management practices and procedures to be followed during construction works associated with the development; describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages; detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts; describe the roles and responsibilities for all relevant employees involved in construction works associated with the development; and include the management plans required under this approval, including: <ol style="list-style-type: none"> Construction Traffic and Access Management Plan; Concrete Batching Plant Management Plan; Soil and Water Management Plan; Flood Emergency Response Plan; Construction Air Quality Management Plan; Construction Noise and Vibration Management Plan; Heritage Management Plan; Construction Flora and Fauna Management; Construction and Demolition Waste Management Plan; Contamination Management Plan; and Bushfire Emergency and Evacuation Plan. 	<p>The CEMP and associated sub-plans have been developed to comply with the conditions of consent (CoC).</p> <p>The CEMP and sub-plans are available on the project website; https://simta.com.au/mpe/</p>	C			
C2	<p>The Applicant must:</p> <ol style="list-style-type: none"> not commence construction until the CEMP is approved by the Secretary; and carry out the construction of the development in accordance with the most recent version of the CEMP approved by the Secretary, unless otherwise agreed by the Secretary. 	<p>This CEMP was approved by DP&E 8 June 2018. Construction commenced in July 2018.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN						
C3	<p>Before the commencement of operations, a Precinct Operational Environmental Management Plan (OEMP) must be prepared to the satisfaction of the Secretary. The OEMP must:</p> <ol style="list-style-type: none"> a. be prepared by a suitably qualified and experienced expert; b. provide the strategic framework for environmental management of the development; c. identify the statutory approvals required to carry out the development; d. Identify the infrastructure to be managed under the Precinct OEMP which is to include pavements, stormwater detention and water quality treatment structures and devices; and landscaping. e. describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development including the overall responsibility for the operational environmental management of the freight village; f. describe the procedures to be implemented to: <ol style="list-style-type: none"> I. keep the local community and relevant agencies informed about the operation and environmental performance of the development; II. receive, handle, respond to, and record complaints; III. resolve any disputes that may arise; IV. respond to any non-compliance; V. respond to emergencies; and g. include the management plans required under this approval, including: <ol style="list-style-type: none"> I. Operational Traffic and Access Management Plan; II. Workplace Travel Plan; III. Stormwater Infrastructure Operation and Maintenance Plan; IV. Flood Emergency Response Plan; V. Operational Air Quality Management Plan; VI. Operational Noise and Vibration Management Plan; VII. Heritage Interpretation Plan; VIII. Operational Flora and Fauna Management Plan; IX. Waste Management Plan; X. Long-term Contamination Management Plan; and XI. Bushfire Emergency and Evacuation Plan. 	Not yet required. This will form part of the Operational Environmental Management Plan				NT

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
C4	The Applicant must: <ol style="list-style-type: none"> a. not commence operation of the development until the OEMP is approved by the Secretary; and b. operate the development in accordance with the most recent version of the OEMP approved by the Secretary, unless otherwise agreed by the Secretary. 	Not yet required. This will form part of the Operational Environmental Management Plan				NT
C5	Overall responsibility of the development, including the freight village environmental management during operation, must be by the entity responsible for the Precinct environmental management.	Not yet required. This will form part of the Operational Environmental Management Plan				NT
OCCUPATION ENVIRONMENTAL MANAGEMENT PLAN						
C6	Prior to occupation of individual warehouses, a Warehouse OEMP must be submitted to the Secretary for approval and must: <ol style="list-style-type: none"> a. be generally in accordance with the precinct OEMP required under condition C3; b. demonstrate compliance with condition B114 regarding maintenance of quantities of dangerous goods below the screening threshold; and c. include auditing requirements. 	Not yet required. This will form part of the Operational Environmental Management Plan				NT
MANAGEMENT PLAN REQUIREMENTS						
C7	The Applicant must ensure that the environmental management plans required under this consent are prepared in accordance with any relevant guidelines, and include: <ol style="list-style-type: none"> a. detailed baseline data; b. a description of: <ol style="list-style-type: none"> I. the relevant statutory requirements (including any relevant approval, licence or lease conditions); II. any relevant limits or performance measures/criteria; and 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; c. a description of the management measures to be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria; d. a program to monitor and report on the: <ol style="list-style-type: none"> I. impacts and environmental performance of the development; and II. effectiveness of any management measures (see (c) above); e. a contingency plan to manage any unpredicted impacts and their 	The CEMP and associated sub-plans have been developed to comply with the conditions of consent (CoC). The CEMP and sub-plans are available on the project website; https://simta.com.au/mpe/	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>consequences;</p> <p>f. a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>g. a protocol for managing and reporting any:</p> <ol style="list-style-type: none"> I. incidents and non-compliances; II. complaints; III. non-compliances with statutory requirements; and <p>h. a protocol for periodic review of the plan.</p> <p><i>Note: The Secretary may waive some of these requirements if they are unnecessary or unwarranted for a particular management plan.</i></p>					
Revision of Strategies, Plans and Programs						
C8	At least one month prior to the commencement of a new phase of the development, the CEMP or OEMP and applicable subplans must be reviewed and submitted to the Secretary for approval.	<p>The CEMP and associated sub-plans have been developed to comply with the conditions of consent (CoC) as relevant for construction.</p> <p>The CEMP and sub-plans are available on the project website;</p> <p>https://simta.com.au/mpe/</p>	C			
C9	<p>Within three months of:</p> <ol style="list-style-type: none"> a. the submission of an annual review under condition C10; b. the submission of an incident or non-compliance notification under condition C13; c. the submission of an audit under condition C18; d. the approval of any modification of the conditions of this consent; or e. the issue of a direction of the Secretary under condition A2; <p>the strategies, plans and programs required under this consent must be reviewed, and if necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, must be revised, to the satisfaction of the Secretary. Where revisions are required, the revised document must be submitted to the Secretary for approval within six weeks of the review.</p> <p><i>Note: The purpose of this condition is to ensure that strategies, plans and programs incorporate any measures recommended to improve the environmental per</i></p>	<p>Section 4.5 of the CEMP outlines this process.</p> <p>A review will need to occur within three months of submission of this audit report.</p>	C			
ANNUAL REVIEW						

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
C10	<p>Each year, the Applicant must submit a review the environmental performance of the development (including all tenants and occupants) to the to the Department. The review must:</p> <ol style="list-style-type: none"> a. describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the next year; b. include a comprehensive review of the monitoring results and complaints records from the previous year, including a comparison of these against the: <ol style="list-style-type: none"> I. the relevant statutory requirements, limits or performance measures/criteria; II. requirements of any plan or program required under this consent; III. the monitoring results of previous years; and IV. the relevant predictions in the EIS, Submissions Report, Consolidated assessment clarification responses; Modification Assessment, or conditions of this consent; c. identify any non-compliance over the previous year, and describe what actions were (or are being) taken to ensure compliance; d. identify any trends in the monitoring data over the life of the development; e. identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and f. describe what measures will be implemented over the next year to improve the environmental performance of the development. <p>The Applicant must ensure that copies of the Annual Review are submitted to Council and are available to the CCC and any interested person upon request.</p>	Section 4.5 of the CEMP outlines this process.	C			
REPORTING						
Incident Notification, Reporting and Response						
C11	<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 if it has one) and set out the location and nature of the incident.</p>	<p>Sighted records relating to the reporting of notifiable incident (incident 5 – clearing of land prior to offsets being retired).</p> <p>No other notifiable incidents occurred during the audit period.</p>	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
C12	A written incident notification addressing all requirements for such notification set out in Appendix C of this consent, must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within 7 days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition or, having given such notification, subsequently forms the view that an incident has not occurred.	Sighted incident report (incident 5 – clearing of land prior to offsets being retired). The necessary information is included. No other notifiable incidents occurred during the audit period.	C			
C13	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in Appendix C of this consent, and such further reports as may be requested.	Section 2.8.3 of the CEMP outlines this process. Refer response to CoC C12 and C13.	C			
C14	Any written requirements of the Secretary or relevant public authority (as determined by the Secretary) which may be given at any point in time, to address the cause or impact of an incident must be complied with and within any timeframe specified by the Secretary or relevant public authority.	Section 2.8.4 of the CEMP outlines this process. Sighted correspondence between DPE and SIMTA regarding incident 5 follow up information.	C			
C15	If statutory notification is provided to EPA as required under the POEO Act in relation to the development, such notification must also be provided to the Secretary within 24 hours after the notification was provided to EPA.	Section 2.8.3 of the CEMP outlines this process. No incidents occurred during the audit period that required reporting to the EPA	C			
Non-compliance Notification and Reporting						
C16	The Department must be notified in writing to compliance@planning.nsw.gov.au within 7 days after the Applicant becomes aware of any non-compliance.	Section 4.4 of the CEMP outlines this process. Refer responses to CoC C11 and C12 with respect to notifying of incident 5 – this reporting was done to also satisfy that it was a non-compliance against CoC B104. A non-compliance was identified against CoC B64. No evidence was available at the time of the audit that demonstrated that this was notified to the DPE in accordance with the condition. Additional non-compliances have been identified as part of this audit and would require notification to DPE once they are verified as having occurred.			NC	

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
C17	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply, the reasons for the non-compliance (if known), and what actions have been, or will be, undertaken to address the non-compliance.	Section 4.4 of the CEMP outlines this process. Refer response to CoC C16			NC	
AUDITING						
Independent Environmental Audit						
C18	Within one year of the commencement of any development under this consent, and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. Audits must: <ul style="list-style-type: none"> a. be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary; b. be carried out in consultation with the relevant agencies and the CCC; c. assess the environmental performance of the development (and tenancies) and assess whether it is complying with the relevant requirements in this consent, and any strategy, plan or program required under this consent; d. review the adequacy of any approved strategy, plan or program required under this consent; and e. recommend appropriate measures or actions to improve the environmental performance of the development, and/or any strategy, plan or program required under this consent. 	This Audit represents the first audit for the construction period. Minutes from 26 June 2018 meeting of CCC indicate that the upcoming audit was flagged. At the 30 October 2018 meeting of the CCC input was sought on the audit but none was forthcoming. The auditor also sought input from the EPA during the audit although none was provided.	C			
C19	Within three months of commencing an Independent Environmental Audit, or unless otherwise agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.	Noted	C			
ACCESS TO INFORMATION						
C20	At least 48 hours before the commencement of construction until the completion of all works under this consent, including demolition and remediation, the Applicant must: <ul style="list-style-type: none"> a. make copies of the following publicly available on its website: <ul style="list-style-type: none"> I. the documents referred to in condition A2 of this consent; II. all current statutory approvals for the development; 	Not all of the approved plans relevant to MPE Stage 2 – Warehousing are provided on the Project’s website including;			NC	

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> III. all approved strategies, plans and programs required under the conditions of this consent; IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; VI. a summary of the current stage and progress of the development; VII. contact details to enquire about the development or make a complaint; VIII. a complaints register updated on a monthly basis; IX. the Annual Reviews of the development; X. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; XI. any other matter required by the Secretary; and <p>b. keep such information up to date, to the satisfaction of the Secretary.</p>	<ul style="list-style-type: none"> • Community Communication Strategy (CCS) for MPE Stage 2 (the CCS under the Stage 2 section of the website links to the RALP CCS). • Contamination Management Plan. 				
COMPLIANCE MONITORING AND TRACKING						
C21	<p>The Proponent must prepare and implement a Compliance Tracking Program to track compliance with the requirements of this approval. The Compliance Tracking Program must be submitted to the Secretary for approval prior to the commencement of construction.</p> <p>The Compliance Tracking Program must include, but not be limited to:</p> <ul style="list-style-type: none"> a. provision for the notification of the Secretary prior to the commencement of construction and prior to the commencement of operation of the development (including prior to each stage, where works are being staged); b. provision for periodic review of the compliance status of the development against the requirements of this approval and the environmental management measures committed to in the documents referred to in condition A2; c. provision for periodic reporting of compliance status to the Secretary, including but not limited to: <ul style="list-style-type: none"> I. a Pre-Construction Compliance Report prior to the commencement of construction, II. quarterly Construction Compliance Reports, for the duration of 	<p>A Compliance Tracking Program has been prepared to address the requirements of this condition. This was approved by DP&E 8 June 2018.</p> <p>This document can be found on the project website.</p>	C			

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<p>construction, and</p> <p>III. a Pre-Operation Compliance Report prior to the commencement of operation, and six-monthly operational compliance reports;</p> <p>d. a program for independent environmental auditing;</p> <p>e. mechanisms for recording environmental incidents during construction and actions taken in response to those incidents;</p> <p>f. provision for reporting environmental incidents to the Secretary during construction; and</p> <p>g. procedures for rectifying any non-compliance identified during environmental auditing, review of compliance or incident management; and (h) provision for ensuring all employees, contractors and sub-contractors are aware of, and comply with, the conditions of this approval relevant to their respective activities.</p>					
ENVIRONMENT REPRESENTATIVE						
C22	<p>A suitably qualified and experienced ER who is independent of the development must be nominated by the Applicant, approved by the Secretary and engaged for the duration of construction of the development in accordance with the <i>Environmental Representative Protocol</i> (DPE 2017). Additional ERs may be engaged for the purpose of this condition in which case the obligations to be carried out by an ER under the terms of this consent may be satisfied by any ER that is approved by the Secretary. The details of nominated ER(s) must be submitted to the Secretary for approval no later than one month prior to the commencement of works, or within another timeframe agreed with the Secretary.</p> <p>This condition does not preclude the same ER for MPW projects being considered by the Secretary</p>	<p>The Secretary has approved a suitably qualified and experienced ER for the Project. The ER was appointed 14 February 2018.</p> <p>The role of the ER is described in Section 2.4.4 of the CEMP.</p>	C			
C23	<p>Construction must not commence until an ER nominated under C24 has been approved by the Secretary.</p>	<p>Construction was not commenced until an ER was approved by the Secretary. The ER was appointed 14 February 2018.</p>	C			
C24	<p>From commencement of any works until completion of construction, the approved ER must:</p> <p>a. on behalf of the Applicant, receive and respond to communication from the Secretary in relation to the environmental performance of the development;</p> <p>b. consider and inform the Secretary on matters specified in the terms of this consent;</p>	<p>Section 2.4.4 of this CEMP outlines the roles and responsibilities of the ER for the Project.</p> <p>Sighted ER meeting minutes 22/11/18 and log of ER in/out into CEMP and Subplans.</p>	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT
	<ul style="list-style-type: none"> c. consider and recommend any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; d. review the following documents required to be prepared under the terms of this consent, ensure they are consistent with requirements in or under this consent and if so, endorse them prior to submission to the Secretary (if required to be submitted to the Secretary) or prior to implementation (if not required to be submitted to the Secretary): <ul style="list-style-type: none"> I. CEMP; II. OEMP; and III. the other plans and sub-plans required by these conditions, and referenced in conditions C1 and C3; e. regularly monitor the implementation of all documents required to be prepared under the terms of this consent to ensure implementation is being carried out in accordance with what is stated in the document and the terms of this consent; f. as may be requested by the Secretary, help plan, attend or undertake Department audits of the development including scoping audits, programming audits, briefings, and site visits, but not independent audits required under condition C18 of this consent; g. if conflict arises between the Applicant and the community in relation to the environmental performance of the development, attempt to resolve the conflict, and if it cannot be resolved, notify the Secretary; h. consider any minor amendments to be made to the CEMP, CEMP sub-plans and monitoring programs that comprise updating or are of an administrative nature and are consistent with the terms of this consent and the CEMP, CEMP sub-plans and monitoring programs approved by the Secretary and, if satisfied such amendment is necessary, approve the amendment. This does not include any modifications to the terms of this consent; and i. prepare and submit to the Secretary and other relevant regulatory agencies, for information, a monthly Environmental Representative Report detailing the ER's actions and decisions on matters for which the ER was responsible in the preceding month (or other timeframe agreed with the Secretary). The Environmental Representative Report must be submitted within seven (7) days following the end of each month for the duration of construction of the development, or as otherwise agreed with the Secretary. 	ER attended the 11 December 2018 audit.				

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

CoA No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NT

Appendix B. CEMP & Sub plans Mitigation Measures: SSD7628

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
BUSHFIRE EMERGENCY AND EVACUATION PLAN						
Training						
BEEP1	Bushfire awareness and requirements of bushfire safety will be included in inductions and in toolbox talks pre-commencement.	Sighted in induction and toolbox talk materials. Toolbox talk on fire danger ratings given on 2 October 2018	C			
BEEP2	All personnel will be required to undergo inductions and toolbox talks.	Sighted in Toolbox talk dated October 2018	C			
BEEP3	Personnel are informed of the sheltering and evacuation procedures.	Muster points included as part of site induction. Fire drill undertaken on 27 September 2018.	C			
Bushfire and Emergency Evacuation						
BEEP11	Each construction contractor at the site is to have a representative on the Emergency Planning Committee.	Contractors have representatives on the Safety Committee	C			
Plant and Equipment						
BM2A	Firefighting equipment will be made available at designated locations in site offices and within site vehicles. These will be maintained in accordance with AS1851:2012.	Extinguishers observed in site office (Plate 5)	C			
CONSTRUCTION AIR QUALITY MANAGEMENT PLAN						
Topsoil Stripping and Handling						
AQ1	The Construction Contractor will deploy water carts during Construction to ensure topsoils/subsoil are moist	Water carts sighted during site inspection held on 11 December 2018	C			
Hauling						
AQ7	All vehicles on-site will be confined to a designated route with a speed limit of 30km/hr enforced	20Km / hour speed limit signage observed during site inspection (Plate 10)	C			
AQ9	Shaker grid and / or wheel cleaning will be used to minimise the potential for dirt tracking. A street sweeper would be made available to clean any dirt mud tracking.	Rumble grid observed (Plate 9) and street sweepers observed during site inspection	C			
AQ14	Importation of fill must not exceed 22,000 m3 per day (CSMP)	This is noted in section 3 of the MPE Imported Fill Procedure (Rev 4) dated 21 November 2018 by Caras	C			

C = Compliant, O = Observation, NC = Non-compliance, NT = Not Triggered

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
Fill Handling and Stockpiling						
AQ17	Exposed areas and stockpiles will be watered regularly	Stockpile watering and stabilisation with polymer was noted during the site inspection on 11 December 2018	C			
CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN						
General						
WR2	All liquid and non-liquid waste will be assessed, classified, managed and disposed of in accordance with the NSW EPA Waste Classification Guidelines.	This has been met through condition B117. All applicable standards and guidelines are followed in the Construction and Demolition Waste Management Plan . JBS&G Waste Classification Reports dated 19 July 2018, 9 August 2018 and 5 September 2018 sighted. Fulton Hogan waste register sighted during audit.	C			
WR4	All sampling and waste classification data will be retained for the life of the development in accordance with the requirements of the EPA. In addition, a waste register of waste collected for disposal and/or recycling will be maintained and include the license details for waste disposal facilities and carriers (where necessary).	Fulton Hogan waste register sighted during audit.	C			
WR5	Good housekeeping will be maintained with waste removed to designated areas.	Waste materials were being stored in skips and designated areas at all sites as noted during the site inspection. No significant litter or windblown waste observed on site	C			
WR6	Waste management equipment must not be visible from Moorebank Avenue. Waste bins must be provided in a designated area that is easily and safely accessible for workers. Signage on bins, skips, or areas for collection and storage of all wastes.	No bins or skips were visible from Moorebank Avenue during site visit on 11 December 2018.	C			
WR10	Stockpiles will be managed as follows: <ul style="list-style-type: none"> Located outside of the drip line of retained trees Located a minimum of 50 m away from concentrated water flows and at least 20 m from class 1 and 2 waterways ESC controls around mulch stockpiles will be designed to divert up-gradient water around the stockpile. Material characterisation reports/certifications showing that fill material is VENM / ENM will be required before it is accepted onsite for stockpiling. In addition, each truck will 	ERSED controls noted around stockpiles including stormwater diversion drains. All stockpiles located outside vegetated areas.	C			

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
	be visually checked and documented to confirm that only approved materials that are consistent with the waste classification reports are allowed to enter the Project site. Only fully tarped loads are to be accepted by the gatekeeper.					
4.1.1 MONITORING	The Construction Contractor must monitor all waste and report on all waste generated via the Project reporting system monthly. The information required will include: <ul style="list-style-type: none"> • Date, quantity and type of each waste movement (e.g. spoil, inert and non-hazardous waste and office waste groups) • Classification of the waste transported and disposal operator that removed the waste • Intended destination of the waste including treatment/disposal/recycling facility destination • Quantity recycled, reused on site, landfilled etc • Licence details of the disposal facility and carrier where necessary • s143 approved notice where relevant. 	Fulton Hogan waste register sighted which includes appropriate categorisation of waste and up to date records of wastes generated from their site	C			
CONSTRUCTION FLORA AND FAUNA MANAGEMENT PLAN						
Pre-construction Management Actions						
FF1	Clearing limits and the Project boundary must be identified on all design, construction and operational drawings as well as sensitive area drawings. Clearing limits are to be delineated by installing highly visible barrier or tape with "No-Go signage" as shown on the drawings. The southern and eastern boundary of the construction footprint must be located at least 10 metres from the edge of the area of occupied habitat within the Bootland.	No Go Zone clearly delineated on site (Plate 10)	C			
FF5	Undertake pre-clearing fauna surveys as outlined in the Clearing Protocol	Pre-clearing inspection reports dated 19 April, 19 July and 3 August 2018 by Biosis sighted. Microbat pre-clearing survey dated 28 March 2018 sighted	C			
FF6	Where practicable, install nest boxes and/or microbat roost boxes in vegetation to be retained within the precinct, to compensate for the loss of hollow-bearing trees from the construction footprint.	No additional nest boxes have been installed as a result of MPE Stage 2 clearing for the reasons outlined in the Memo dated 21 December 2018 from Carl Corden, Consultant Ecologist, Arcadis.	C			
CONSTRUCTION HERITAGE MANAGEMENT PLAN						

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
Staff Awareness						
HM1	<p>All site staff, including subcontractors must attend an induction which details locations and types of heritage sites, legislation and other project requirements. Heritage sites will be further communicated in toolbox talks, prestart briefings and prior to works in or adjacent to heritage areas.</p> <p>Content of the induction will include site identification, materials likely to be uncovered, and requirement to notify the Contractor's Environmental Manager in the event that any potential object of archaeological or cultural origin is uncovered.</p> <p>Personnel directly involved in implementing heritage control measures on site will be given specific training in the various measures to be implemented.</p> <p>Records of all training are to be filed in accordance with the project filing system.</p>	Contractors' inductions sighted 11 December 2018 which include heritage requirements as relevant to the works being undertaken	C			
Site Planning						
HM3	<p>The Heritage Interpretation Plan (HIP) will be developed during construction in consultation with NSW Heritage Division, Liverpool City Council, relevant landowners and stakeholders including Moorebank Heritage Group, Department of Defence, and RAPs, in accordance with the Heritage Interpretation Strategy (HIS). It will be submitted for approval prior to the commencement of operation and will outline appropriate interpretive measures to be implemented.</p> <p><i>Note that this is a separate document to this CHMP.</i></p>	Consultants have been appointed to commence preparation of the HIP This is ongoing and will be developed prior to commencement of operation.	C			
HM4	<p>Plan construction activities to ensure that they remain within the construction boundary as identified in Figure 1-1. Where activities may need to extend beyond the site boundary, additional heritage investigations will be undertaken to identify and manage any additional heritage items that may occur in these areas and to ensure that these items are not harmed, modified or damaged in any way. Additional investigations will include the relevant stakeholders such as the Gandangara and/or Tharawal Local Aboriginal Land Councils as well as Liverpool City Council.</p>	Site boundary clearly delineated with either No Go Zone fencing (Plate 1) or chain mesh fencing	C			

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
HM5	Environmental control maps (ECMs) will be developed clearly identifying Aboriginal and non-Aboriginal heritage sites on and in close proximity to the Project.	Sensitive Area Map included in CEMP	C			
Incident Management						
HM15	Incidents include breach of an exclusion zone, damage to artefact, or unexpected find. All incidents must be notified to the environment teams immediately. Works in the vicinity of the incident will be stopped as per the unexpected finds procedure.	Sighted examples of Liberty Industrial incident reports generated by their QSE Online Management System and weekly incident reports distributed internally and to Tactical Group representatives.	C			
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN						
NV1	The approved hours of work, the name of the site/project manager, the responsible managing company, its address and 24-hour contact phone number for any inquiries, including construction/noise complaints will be displayed at the site, typically near site entrance points.	This information is provided on signage within main site access road (Plate 1)	C			
NV2	Notification of potentially affected people and the relevant council about construction commencement, out-of-hours works, and high noise works will occur in accordance with the Construction Community Communication Strategy and will detail the following at least 14 days prior to commencement of relevant works: <ul style="list-style-type: none"> Nature of the construction stages Hours of work Duration of noisier activities Measures to minimise noise impacts The Project website, information and response lines, email distribution list and any applicable community-based forums will also be utilised for this purpose.	All Fulton Hogan and Hansen Yuncken OOHW have been assessed as inaudible and worksheets were sighted that confirmed this assessment has been carried out. There have been no audible OOHW that have required notification to residents to date on the project	C			
NV3	In the event of any noise or vibration related complaint or adverse comment from the community, noise and ground vibration levels (as relevant) will be investigated. Remedial action will be implemented where feasible and reasonable. The procedures for managing complaints will be provided within the Construction Community Communication Strategy.	There have been no noise related complaints to date on the project	C			

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
NV7	Out-of-hours works will only be undertaken in the following circumstances: <ul style="list-style-type: none"> for the delivery or despatch of materials as requested by the NSW Police Force or other public authorities for safety reasons where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm where they are undertaken in accordance with the Out-Of-Hours Work Protocol 	Fulton Hogan and Hansen Yuncken OOHW permits sighted indicate that the works have been undertaken in accordance with the approval OOHW protocol	C			
CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN						
General						
SW1	Install all ERSED controls in accordance with the Construction Erosion and Sediment Control Plan (CESCP), included in Appendix A of this plan prior to commencement of works within the MPE Stage 2 construction boundary. No works to be undertaken, within DJLU.	Liberty Industrial ESCP peer reviewed by Royal Haskoning DHV as being compliant with Blue Book.	C			
SW2	All personnel to participate in induction prior to commencing works on site.	Contractor inductions were sighted and these indicate that ESCP training is included as appropriate to the works being undertaken	C			
Site Access						
SW3	All site access points to the construction area are to be stabilised in accordance with SD 6-14 (refer to Appendix A) to minimise mud tracking and dust generation. Exit points are to include installation of wheel wash or rumble grid systems.	Rumble grids sighted (Plate 9) and site access points are stabilised and, in many cases, sealed or concreted	C			
SW4	Construction traffic is to be restricted to delineated access tracks only to minimise mud tracking and dust generation, which are to be maintained until the completion of construction.	This was sighted during inspection	C			
SW5	All access areas throughout the Project site are to be: <ul style="list-style-type: none"> Positioned to best conserve existing vegetation and protect downstream areas, while being considerate of the needs of efficient works activities. Limited to a maximum width of 10 m. 	Existing vegetation preserved as indicated in Plate 10	C			
CONSTRUCTION SPOIL MANAGEMENT PLAN						
General						

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
SP4	A s143 Notice and Waste Acceptance form will be completed prior to the importation of spoil from each new spoil source. The form will be completed by the supplier and signed by the receiver of the imported spoil.	The process for importation of spoil to site including the requirement to obtain a completed section 143 form is included in Figure 5-1 of the MPE Imported Fill Procedure dated 21 November 2018 by Caras. It is understood that this process is managed by Caras on behalf of SIMTA	C			
SP5	No waste generated outside the site will be received at the site for storage, treatment, processing, reprocessing, or disposal unless it satisfies the conditions.	As per above	C			
SP6	All sampling and waste classification data will be retained for the life of the development in accordance with the requirements of the EPA.	Waste classification reports sighted as per WR2 above	C			
SP7	Record information daily regarding the imported spoil on an Imported Spoil Tracking Register, or other similar waste register, including: <ul style="list-style-type: none"> • Date • Time in and out of truck hauling imported spoil • Truck registration number • Source of imported spoil • Material type and classification • Details of the statement of compliance under the ENM Order • Volume of imported spoil • Location of stockpiled imported spoil • Location of final destination of imported spoil • Details of any sampling performed for purposes of certification. 	Sighted IMV MPE Master Spoil Tracking Register. It captures the necessary information.	C			
SP8	Imported spoil will be from nearby Projects with excess ENM, VENM, or material approved by the EPA.	Imported spoil is currently being largely sourced from the WestConnex New M5 project which is being constructed nearby	C			
CONSTRUCTION TRAFFIC AND ACCESS MANAGEMENT PLAN						
Notification and Permits						
TA-01	Inform local residents of construction activities and road network changes in line with the Community Communication Strategy (CCS). Notification may include: <ul style="list-style-type: none"> • Community notifications at least 7 days prior to changes to traffic conditions that may impact on the community or stakeholders 	Current works notifications are provided on Project website and newsletters distributed to local residents and businesses were sighted. VMS boards sighted on Moorebank Avenue	C			

No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
	<ul style="list-style-type: none"> Project signage at least 7 days prior to any changes that impact on pedestrian routes, cycle ways, traffic conditions or access to public transport. VMS signage on Moorebank Avenue advising motorists of construction traffic access routes during peak times of construction traffic. 					
TA-02	Distribution of day warning notices to advise local road users of construction activities and traffic movement changes	Electronic VMS boards noted on Moorebank Avenue	C			
Access and Egress						
TA-08	In consultation with RMS, Liverpool City Council and Campbelltown City Council, general signposting of the access roads will be undertaken with appropriate heavy vehicle and construction warning signs	Signage displayed on the site the day of the site inspection 11/12/18.	C			
Works Scheduling and Coordination						
TA-16	The import of fill to the Project site will be in accordance with the Fill Importation Management Protocol.	Sighted daily weighbridge reports provided showing amount of fill imported.	C			
FLOOD EMERGENCY RESPONSE MANAGEMENT PLAN						
3.3.1	<p>The following actions must be undertaken as preventative measures to prepare for flooding on site:</p> <ul style="list-style-type: none"> Daily monitoring of weather forecasts, using the Bureau of Meteorology (BoM) Training in flood emergency response will be provided to key personnel including Site Supervisors, Contractor's PM, and Contractor's CM 	<p>Daily monitoring of weather forecasts undertaken by Environment Managers and Fulton Hogan EM receives daily SMS on phone with weather forecast.</p> <p>Flood Emergency Management Plan requires training in flood response to key personnel which has not been undertaken.</p> <p>Auditor's note: The increased elevation of the Stage 2 site above the flood plain as a result of imported fill may makes this requirement redundant. Suggest Plan be reviewed to remove / amend this requirement if no longer required as a result of works undertaken at the site.</p>			NC	
STORMWATER MANAGEMENT PLAN						
4.1 Construction	<p>The following aspects are addressed within the SWMP and ESCPs:</p> <ul style="list-style-type: none"> Construction traffic restricted to delineated access tracks and maintained until construction complete. Appropriate sediment and erosion controls to be implemented prior to soil disturbance. 	Good erosion and sediment controls in place on the day of the site inspection 11 December 2018 (see Plates 4, 6, 8 & 9). Hansen Yuncken and Liberty Industrial ESC plans provided and their implementation on site was observed	C			

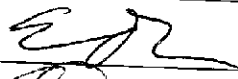
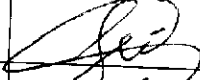
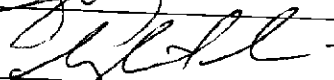
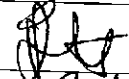
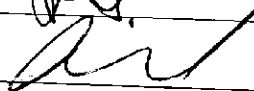

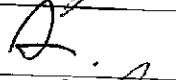
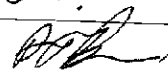
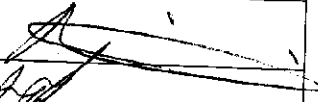
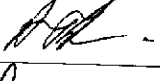

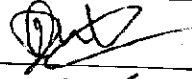


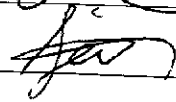
No	Condition of Approval Requirement	Comments, observations, discussion Evidence, supporting documentation	Audit Outcome (See footer for key)			
			C	O	NC	NA
	<ul style="list-style-type: none"> – Stormwater management to avoid flow over exposed soils which may result in erosion and impacts to water quality. – Location of stockpiles outside of flow paths on appropriate impermeable surfaces as well as outside of riparian corridors. – Inspection of all permanent and temporary erosion and sedimentation control works prior to and post rainfall events and prior to closure of the construction area. – Wheel wash or rumble grid systems installed at exit points to minimise dirt on roads. 					
5.4 Construction phase	<p>Mitigation measures aim to maintain existing condition flow regimes and distributions leaving the construction area (so as to maintain runoff to no greater than existing conditions). Such mitigation measures should include consideration of:</p> <ul style="list-style-type: none"> • Maintaining existing site catchment/sub-catchment boundaries. • Limiting site imperviousness and grades to no greater than under existing development conditions 	As per above.	C			

Appendix C. AUDIT ATTENDANCE REGISTER

MOOREBANK PRECINCT EAST STAGE 2 – WAREHOUSING (SSD-7628)

INDEPENDENT ENVIRONMENTAL AUDIT

11 DECEMBER 2018

OPENING MEETING – ATTENDEES		
NAME	POSITION & COMPANY	SIGNATURE
Elliot Ingram	P.M - Tactical	
Fei Chen	Coord. P.M - Tactical	
IAN IRWIN	EM - TACTICAL	
Qui HEUMARONS	HSE - EQ	
James Diamond	Env. - Fulton Hogan	
Jessica Ainslie	Environmental Coordinator Hansen Yuncken	
JOHN STEVANSKI	ENVIRONMENTAL - LIBERTY INDUSTRIES	
Russell Brown	Project HSE& Advisor	
CLOSING MEETING – ATTENDEES		
Jessica Ainslie	Environmental Coordinator Hansen Yuncken	
Russell Brown	Project HSE& Advisor	
JOHN STEVANSKI	ENVIRONMENTAL ADVISOR	
PHILOMINE VINCENT	PE - TACTICAL	
IAN IRWIN	EM. TACTICAL	
James Diamond	EM - Fulton Hogan	
Fei Chen	Coord - P.M - Tactical	

Appendix D. LIMITATIONS

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

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.