

INDEPENDENT AUDIT NO. 5 – AUDIT REPORT

MOOREBANK PRECINCT WEST (MPW) STAGE 3 - SSD
10431

APRIL 2024

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Project No.: 1018

Prepared for:
LOGOS Property Group Consortium (LOGOS)
c/o Aspect Environmental Pty Ltd

Prepared by:
WolfPeak Pty Ltd

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
AEMR	Annual Environmental Management Report
CoC	Condition of Consent
CPESC	Certified Professional in Erosion and Sediment Control
DG	Dangerous Goods
DPE or Department	Former Department of Planning and Environment (note: from 1 January 2024, DPE's planning functions are taken by a new department known as Department of Planning, Housing and Infrastructure (DPHI))
EIS	Environmental Impact Statement
ESCP	Erosion and Sediment Control Plan
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPL	Environment Protection Licence issued under the POEO Act
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements (IAPAR), May 2020
MPE	Moorebank Precinct East
OEMP	Operational Environmental Management Plan
POEO	<i>Protection of the Environment Operations 1997</i>
RtS	Response to Submissions
SSD	State Significant Development

EXECUTIVE SUMMARY

The Moorebank Precinct West (MPW) involves the development of intermodal freight facilities linked to the interstate and intrastate freight-rail network and includes warehouse and distribution facilities, freight village and ancillary facilities, a rail connection to the Moorebank Precinct East (MPE) rail link connecting the MPW Site to the Southern Sydney Freight Line (SSFL) and a road entry and exit point from Moorebank Avenue.

The MPW development is a staged development, requiring a number of development consents over its duration. This Independent Audit focuses on MPW Stage 3 (MPW3) State Significant Development (SSD) 10431 (the Project). Consent for the Project SSD 10431 was granted by the NSW Independent Planning Commission (the Commission) on 11 May 2021 for Stage 3 of the MPW development under Part 4, Section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act). LOGOS is the responsible body for developing and operating the Project.

The MPW3 development specifically involves the progressive subdivision of the MPW site into nine allotments, importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion, establishment of a temporary works compound area in the southern portion of the MPW Site, and ancillary development. The MPW3 site is located wholly within the MPW Stage 2 construction footprint in the southern portion of the site.

The objectives of this Independent Audit are to verify compliance with the relevant consent conditions and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the fifth independent audit (IA5) for the construction of MPW3 covering the period 12 August 2023 to 9 February 2024. The Audit was undertaken in accordance with the State Significant Development SSD 10431 Condition C42 and in accordance with *Independent Audit Post Approval Requirements, 2020* (IAPAR).

WolfPeak was engaged as the Independent Auditor and approved by the Department of Planning and Environment (the Department) on 31 January 2024. LOGOS has appointed J Wyndham Prince as the Project Managers, Georgiou Group as the Principal Construction Contractor, and McKenzie Group as the Certifier.

Works conducted during the audit period (12 August 2023 to 9 February 2024) include completion of earthworks, importing materials, cul-de-sac construction and maintenance of noxious weeds. The site inspection was conducted on 9 February 2024.

The overall outcome of the Audit was positive. During the site inspection and interviews with personnel from J Wyndham Prince, Georgiou Group and CARAS, all compliance records were well-organized and readily accessible. Relevant environmental and compliance monitoring records were regularly being gathered and reported as necessary, ensuring verification of compliance with statutory requirements and the broader environmental standards for the Project.

Summary of Findings

Relevant environmental and compliance monitoring records were collected and reported as required to provide verification of compliance to statutory requirements and the broader project environmental requirements. Other key strengths noted during the audit included: the site was properly fenced, no incidents or complaints have been reported, records of environmental performance have been

maintained e.g., contractor inspections records and the relevant management plans have been reviewed and implemented.

In summary:

- There were 149 Conditions assessed.
- One non-compliance was identified, which relates to the delayed publication of the previous Audit Report and Response to Report, which were not posted within the 60-days of submission to the DPE under Condition C44.
- No observations were identified.
- 91 Conditions were considered by the Auditor to be compliant.
- 57 Conditions were considered by the Auditor to be not triggered.
- With regards to the status of the previous audit (the fourth Independent Audit), all of the findings from that report are considered closed.

Detailed findings are presented in Section 3 and Appendix A, along with the actions taken by the project team to address the audit findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The Moorebank Precinct West (Stage 3) project (MPW3, or the Project), is a component of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Intermodal Precinct development. The Moorebank Intermodal Precinct (also referred to as the Moorebank Intermodal Freight Precinct or Moorebank Logistics Park (MLP) is located at Moorebank Avenue, Moorebank, and is proposed to comprise an interstate, intrastate and port shuttle freight, and logistics handling facility for the Sydney Metropolitan Area.

The MPW development site is centred on an approximately 220-hectare area of Commonwealth-owned land, which is adjacent to the Southern Sydney Freight Line, the East Hills Rail Line, the M5 Motorway and Moorebank Avenue (as depicted in Figure 1).

The MPW development is a staged development, requiring a number of development consents over its duration. This Independent Audit focuses on MPW Stage 3 (MPW3) State Significant Development (SSD) 10431 (the Project). Consent for the Project SSD 10431 was granted by the NSW Independent Planning Commission (the Commission) on 11 May 2021 for Stage 3 of the MPW development under Part 4, Section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act). LOGOS is the responsible body for developing and operating the Project.

The approval for the MPW3 (herein referred to as SSD 10431 or MPW3) involved the following works to the west of Moorebank Avenue:

- staged subdivision of the MPW site into nine allotments
- importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion
- establishment and use of a temporary construction work compound area in the southern portion of the MPW site
- ancillary works to facilitate establishment, access and servicing of the works compound and subdivision.

The general layout of the MPW3 development is shown in Figure 2 while the subdivision of lot shown in Figure 3.

LOGOS has engaged a number of parties to help construct the Project including the Project Managers J Wyndham Prince, who manage contractors and consultants responsible for construction. LOGOS has engaged Georgiou as the Principal Construction Contractor and TSA Management as the community engagement managers. Aspect Environmental act as LOGOS's representative on the Project.

Works conducted during the audit period (12 August 2023 to 9 February 2024) include fill importation, maintenance of stockpiles, decommissioning of the weighbridge, cul-de-sac construction and maintenance of noxious weeds. The site inspection was conducted on 9 February 2024.



Figure 1-1 MPW Stage 2 Site Location

Figure 1 - The MPW Site Location (Source: MPWS2 and S3 CEMP, Rev R, 21 December 2022)

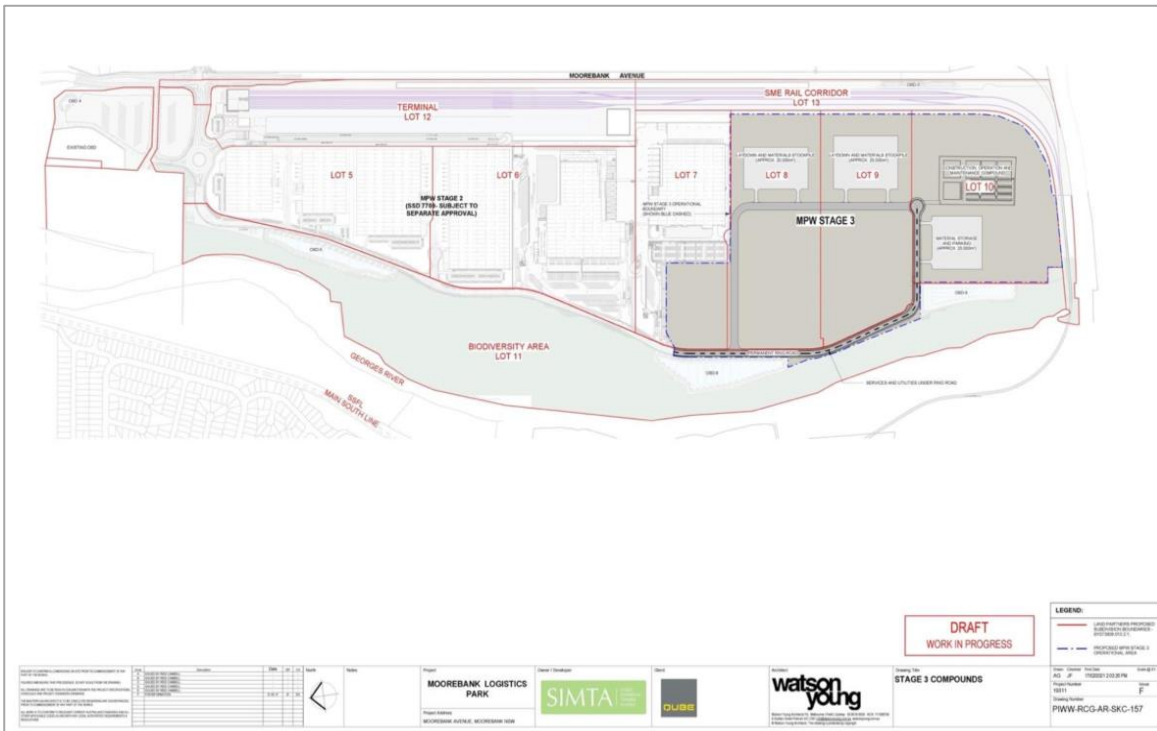
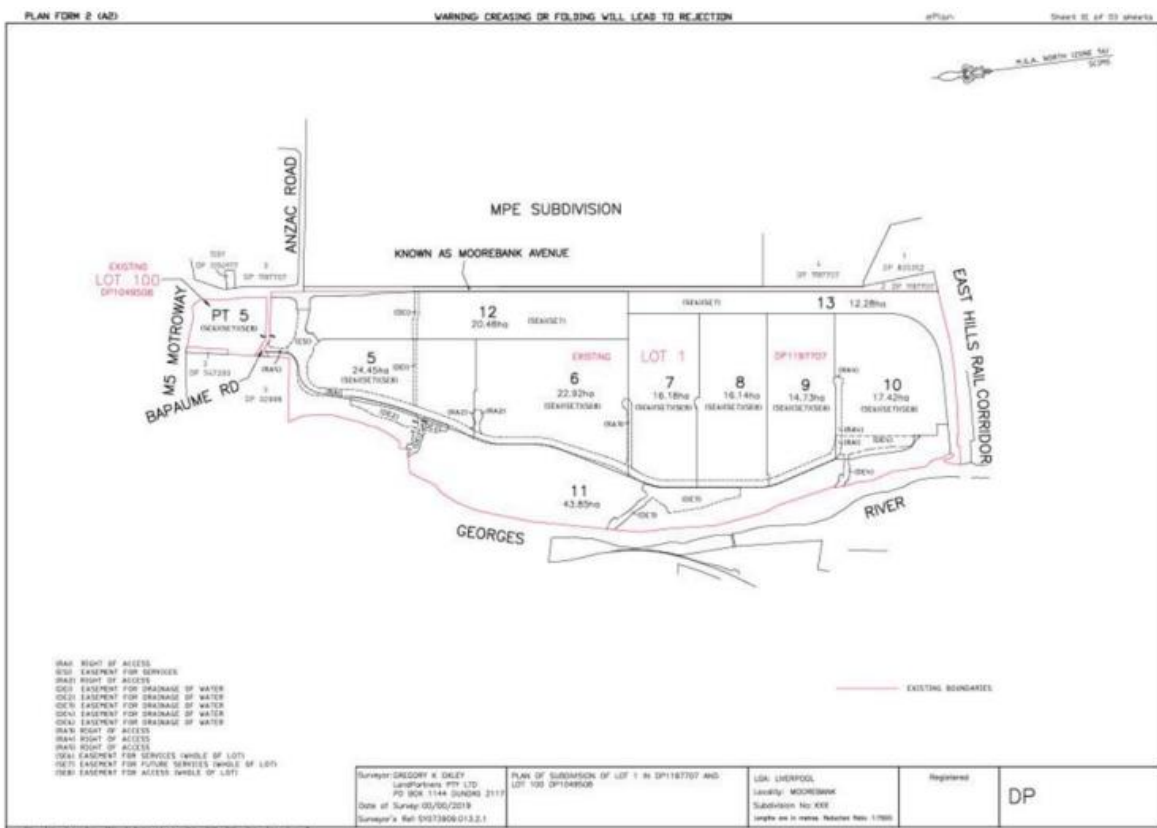


Figure 2 - MPW3 Site Layout (Source: MPW S2 S3 CEMP, Rev R, 2 December 2022)



1.2 Approval requirements

The SSD 10431 Conditions of Consent C41 – C46 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2018 document entitled Independent Audit Guideline Post Approval Requirements (IAPAR).

1.3 The audit team

In accordance with Schedule 2, condition C412 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The auditors who performed the auditing works are shown on Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
Ana Maria Munoz	WolfPeak	Lead Auditor	Bachelor of Industrial Engineering Master of Engineering Management Exemplar Global Certified Lead Environmental Auditor (Certificate No. 115421)
Derek Low	WolfPeak	Peer Reviewer	Bachelor of Environmental Management Master of Environmental Engineering Management Exemplar Global Certified Lead Environmental Auditor (Certificate No. 114283)

Approval of the Audit Team was provided by the Department on 31 January 2024. The letter is presented in Appendix B. Declaration of independence are presented in Appendix E.

1.4 The audit objectives

This Audit seeks to fulfil the requirements of SSD 10431 Schedule 2, condition C42, verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This was the fifth Independent Audit (IA5) on MPW3 for the Project covering the period from 12 August 2023 to 9 February 2024 (the audit period).

The scope of the Audit comprises:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited

- all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
 - feedback received from the Department, and other agencies and stakeholders, on the environmental performance of the project during the audit period.
- a review of the status of implementation of previous Audit findings, recommendations, and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

This Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* and the methodology set out in the Department’s IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

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

- Establish initial contact with the Auditee
- Confirm the audit team
- Confirm the audit purpose, scope, and criteria.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

2.2.3 Consultation

On 12 January 2024 WolfPeak consulted with the Department to obtain their input into the scope of the Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The consultation records are attached in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 2.

Table 2: Key issues and areas of focus raised during consultation

Stakeholder	Issue and Focus	How Addressed
Department of Planning and Environment	The Department requested WolfPeak to: <ol style="list-style-type: none"> 1. examine whether conditions related to fill importation and placement: A8, A9, A10, A11, A12, A13, A14, and A19 have and are being complied with and whether the Fill Importation Management Plan is being fully implemented. 2. consult with the EPA and Liverpool City Council. 	Refer to Section 3.5 and Appendix A. Consultation notices were sent to the required parties.
EPA	Consultation was sent on 15 January 2024 to EPA, no response was received.	N/A. Refer to Appendix C.
Liverpool City Council	Consultation was sent on 15 January 2024 to Liverpool City Council. Council indicated that there was nothing specific that Council was aware of other than the usual noise,	Records of consultation with Council are included in Appendix C.

Stakeholder	Issue and Focus	How Addressed
	dust, and traffic related issues that will be captured under the existing conditions of consent.	Noise, dust and traffic impacts have been assessed through an audit of compliance with conditions C8, C9 and C15 (in Appendix A).

2.2.4 Meetings

The opening and closing meetings were held on 9 February 2024 at the construction site on Moorebank Road with the project personnel, Aspect and WolfPeak. During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews on the 9 of February 2024 with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included a detailed Request for Information (RFI) and auditee responses to the request interviews.

The names of personnel interviewed during the audit are provided in Table 3 below.

Table 3: Personnel interviewed during the audit

Personnel	Position / Title	Company
██████████	Associated Director (LOGOS Representative)	Aspect Environmental
██████████	Consultant	Aspect Environmental
██████████	Contaminated Land Advisor	CARAS
██████████	Georgiou Enviro Manager	Georgiou Group
██████████	Assistant Project Engineer	J. Wyndham Prince

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire MPW3 site and work activities to verify implementation of the mitigation measures. The site inspection was conducted on 9 February 2024. Detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix D.

2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance table presented in Appendix A.

2.2.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents, and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities, and processes.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors as shown in Table 4 below.

Table 4: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the conditions and their content is adequate.
- have been implemented in accordance with the conditions.

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

The Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 10431 applicable to the works being undertaken. The primary documents reviewed during the audit are as follows:

- *Moorebank Precinct West - Stage 3 Proposal Environmental Impact Statement – (SSD10431), Aspect Environmental, 24 April 2020 (the EIS)*
- *Moorebank Precinct West - Stage 3 Response to Submissions – SSD 10431, Aspect Environmental, 21 August 2020 (the RtS)*
- *Development Consent SSD 10431, 11 May 2021 (the Consent)*
- *Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 2 December 2022*
- *Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 7 September 2022*
- *Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17 December 2021 (the CNVMP)*
- *Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30 November 2021 Rev. 18*
- *Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 17 October 2022 (the ERP, incorporating the FERSP).*

The evidence sighted against each requirement is detailed within Appendix A.

3.2 Summary of compliance

This section presents a summary of the findings and the status of previous audit findings (Table 5). Table 6 presents the summary of compliance and recommended actions in response to each of the findings from this Audit. Detailed findings against each requirement are presented in Appendix A.

With regards to findings from this Audit:

- There were 149 Conditions assessed.
- One non-compliance was identified, which relates to the delayed publication of the previous Audit Report and Response to Report, which were not posted within the 60-days of submission to the DPE under Condition C44.
- No observations were identified.
- 91 Conditions were considered by the Auditor to be compliant.
- 57 Conditions were considered by the Auditor to be not triggered.
- With regards to the status of the previous findings from the fourth Independent Audit, all findings are considered closed.

Table 5: Status of audit findings that were open at the time of completing the fourth Independent Audit

Item	Reference	Category	Condition / Requirement	Finding	Recommended or completed action	By whom and by when	Status
IA4_1	A12	Observation	In addition to the other conditions of this consent, nothing in this consent permits the Applicant to stockpile or otherwise receive imported fill material beyond the amounts or volumes permitted under this or any other development consent, or place fill above the final land level or finished surface levels permitted under this or any other development consent.	<p>Observation:</p> <p>The auditor requested for evidence to demonstrate that fill has not been placed above the final land level or finished surface levels, instead provided notation that:</p> <p>“An updated survey was required prior to import under MPW 3. This survey has been provided. Note that the only areas that have been finished to finished surface level are roadways, INTS, warehouses 1, 2, 5 and 6. However, due to infrastructure works there could be stockpiles in these locations. The balance of the areas will have stockpiles and areas to be cut back.”</p>	<p>Ensure that all permanent fill placements do not exceed the final land level or finished surface levels.</p> <p>It was indicated that there are one or two areas that are ready for construction of the warehouse (S1). Southern Warehouse 1 – completed pad – a survey of the heights was completed showing – (upper) 16.696 (1/9/23) completed by Integral Surveys.</p>	<p>LOGOS (Aspect)</p> <p>Prior to placement of structural fill or permanent surfaces.</p>	<p>CLOSED</p> <p>Southern Warehouse 1 Survey of the heights was completed by Integral Surveys on the 1/9/23.</p> <p>Independent Verification of Imported Fill Progress Reports from CARAS has been completed on a weekly basis. Weekly Reports for 14/11/2023, 4/10/2023 and 12/09/2023 were sighted.</p>
IA4_2	A14	Observation	For the avoidance of doubt, nothing in this consent enables the finished surface level of any filled section of the site to exceed 16.6m AHD.	<p>Observation:</p> <p>The auditor requested for evidence to demonstrate that fill has not been placed above the final land level or finished surface levels instead provided notation that:</p> <p>“An updated survey was required prior to import under MPW 3. This survey has been provided. Note that the only areas that have been finished to finished surface level are roadways, INTS, warehouses 1, 2, 5 and 6. However, due to infrastructure works there could be stockpiles in these locations. The balance of the areas will have stockpiles and areas to be cut back.”</p>	<p>Ensure that all permanent fill placements do not exceed the final land level or finished surface levels.</p> <p>It was indicated that there are one or two areas that are ready for construction of the warehouse (S1). Southern Warehouse 1 – completed pad – a survey of the heights was completed showing – (upper) 16.696 (1/9/23) completed by Integral Surveys. However, this is not the finished surface levels.</p>	<p>LOGOS (Aspect)</p> <p>Prior to placement of structural fill or permanent surfaces.</p>	<p>CLOSED</p> <p>Southern Warehouse 1 Survey of the heights was completed by Integral Surveys on the 1/9/23.</p> <p>Independent Verification of Imported Fill Progress Reports from CARAS has been completed on a weekly basis. Weekly Reports for 14/11/2023, 4/10/2023 and 12/09/2023 were sighted.</p>

Table 6: Findings and recommendation from the fifth Independent Audit

Item	Reference	Category	Condition / Requirement	Audit Finding	Recommended or completed action	Status
IA5_1	C44	Non-Compliance	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition C42 of this consent, or condition C43 where notice is given; b) submit the response to the Planning Secretary; and make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. 	<p>Non-Compliance: The Audit report and response to audit findings were not published on the project website within 60 days after submission to the Department. The Audit Report and Response to Audit Findings were posted on the website on the 8 February 2024.</p> <p>It was noted that the fourth site audit inspection was conducted on 11 August 2023 and the final Audit report and the Response to Audit Findings were submitted to the Department on 19 September 2023.</p>	<p>Applicant to ensure that each Independent Audit Report and Response to Audit Findings is made publicly available within 60 days after submission to the Planning Secretary as required by condition C44.</p> <p>As the Audit Report and Response to Audit Findings were posted on the website on the 8 February 2024, this matter is considered closed by the Auditor.</p>	CLOSED

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents was determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document; and
- Whether there are any opportunities for improvement.

The implementation of the CEMP and sub-plans were verified during the site inspection and records review as detailed in Appendix A. The CEMP was last reviewed during December 2022 to update the audit and reporting frequency, SIMTA references, and other minor changes.

The Fill Importation Management Plan was last updated on the 20 March 2023 (Revision D). The Plan was approved by the Department on 26 April 2023. No other changes were made to the Plan during 2023 and Plan has been implemented accordingly. It was indicated that the Plan is currently under review to include the decommissioning of the weighbridge, which took place towards the end of November 2023.

Based on the evidence presented during the audit and the condition of the site during the inspection it is the Auditor's opinion that the management plans are adequate, implemented and maintained for the works being undertaken.

3.4 Summary of notices from agencies

To the Auditors knowledge no other formal notices were issued by the Department or the EPA during the audit period.

3.5 Other matters considered relevant by the Auditor or DPE

The Department requested the Audit examine whether conditions related to fill importation and placement are being complied with and whether the Fill Importation Management Plan is being fully implemented. The Auditor assessed the evidence presented and concludes the following:

- Material imported to MPW3 has been VENM, ENM or tunnel spoil from Sydney Metro, M6 Stage 1, Glenfield Waste Services, Lane Cove, Bankstown Airport and Willoughby.
- The imported VENM, ENM, and tunnel spoil underwent the necessary material characterisation assessments and compliance requirements. This process was documented through the issuance of a Waste Classification Certificate, Material Classification Reports and a Resource Recovery Order (RRO) under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.
- The Fill Importation Management Plan was last updated on the 20 March 2023 (Revision D). The Plan was approved by the Department on 26 April 2023. No changes were identified to the Plan during 2023.
- Implementation of the Fill Importation Management Plan was verified during the audit with the following evidence presented:

- The Imported Fill Tracking Register was maintained by CARAS, updated daily, up to 7 November 2023 using the data from the Weighbridge. Data from every day, month and year was recorded in the Register.
 - Daily Import Fill Reports were produced and saved in the system maintained by CARAS. Additionally, Independent Verification of Imported Fill Progress Reports were produced on a weekly basis by CARAS.
 - The Weighbridge recorded the import volumes by truck load and truck numbers. Accurate data and photos were maintained by CARAS.
 - A Truck schedule was monitored by the project team to confirm trucks arriving to site were booked and carried the material intended for import. Traffic controllers carried out visual checks, directed trucks to the weighbridge and monitored trucks movements.
 - It was verified that the total volume imported under MPW3 was 193,126m³ to date which does not exceed the 280,000m³ limit.
- The Weighbridge was decommissioned at the end of November 2023. Therefore, it was indicated during the audit that the Fill Importation Management Plan will be reviewed to include the decommissioning of the Weighbridge.

The Auditor has no other matters considered relevant beyond the findings presented elsewhere in Section 3 of this Report. The Auditor is not aware of any compliance matters that were raised by the Department during the auditing period.

3.6 Complaints

A complaints register is being maintained for the entire Moorebank Logistics Park development (MLP). Complaints in the register presented are not specific to the MPW Stage 3 Project. (i.e.: a complaint would be raised about the broader development, rather than any activity associated with the Project and LOGOS would investigate accordingly).

The sighted register is up to date as of 1 February 2024. The publicly available complaints register is available on the Project website: <https://moorebankintermodalprecinct.com.au/community/>

3.7 Incidents

The Project has not identified any incidents as defined by the Consent during the audit period.

3.8 Actual versus predicted impacts

Predicted outcomes associated with the construction of the Project are described in Chapters 7 – 17 of the Moorebank Precinct West Stage 3, Environmental Impact Statement SSD 10431, 24 April 2020 (the EIS), Section 6 of the Moorebank Precinct West – Response to Submissions, SSD 10431, 21 August 2020 (the RtS).

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant

number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and REMMs, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this IA3. Any such comparison is qualitative only.

In considering whether the actual impacts were consistent with those predicted in the EIS the Auditor considered the:

- Scale and complexity of works conducted under the SSD 10431 consent during the audit period
- Degree compliance with the Conditions and implementation of the management plans
- Condition of the site during the site inspection
- Degree of compliance and environmental performance as identified by the Environmental Representative through review of the Monthly Reports
- Number and type of complaints received during the audit period (noting that these are recorded for the Moorebank Logistics Park as a whole), and
- Number and type of incidents recorded.

Therefore, based on the works being undertaken, the fact that they are confined to within the Project boundary, and that there have been no recorded incidents or complaints during the audit period, the Auditor is of the view that the predicted impacts are generally consistent with that identified in the EIS and there are no additional impacts noted on the actual construction works based on the monitoring results.

3.9 Key strengths and environmental performance

The overall outcome of this Audit indicated that compliance was proactively tracked by the LOGOS, with the following strengths demonstrated in their compliance management:

- Compliance records were well organised and available at the time of the site inspection and interview with key project personnel.
- The Fill Importation Management Plan has been implemented and data from the Weighbridge recorded and maintained in CARAS system.
- Relevant environmental monitoring records were collected and reported as required to provide verification of compliance to statutory requirements and the broader project environmental requirements.
- Records of environmental inspections from the contractor and the ER have been maintained and monthly reports submitted to the Department.
- No complaints or incidents have been reported during the audit period.
- No environmental issues were raised during the site inspection, all mitigation measures were implemented and maintained. Refer to photos in Appendix D.

4. CONCLUSION

This Audit Report presents the finding from the fifth Independent Audit on MPW Stage 3 of the project covering the audit period from 12 August 2023 to 9 February 2024.

The overall outcome of the Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel on the 9 February 2024. ER inspections have been carried out regularly and ER Monthly Reports have been provided to the Department each month; some requests for extension were sighted and reports submitted within the new timeframe.

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements.

In summary:

- There were 149 Conditions assessed.
- One non-compliance was identified, which relates to the delayed publication of the previous Audit Report and Response to Report, which were not posted within the 60 days of submission to the DPE under Condition C44.
- No observations were identified.
- 91 Conditions were considered by the Auditor to be compliant.
- 57 Conditions were considered by the Auditor to be not triggered.
- With regards to the status of the previous findings from the fourth Independent Audit, findings are considered closed.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings. The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the audit.

5. 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.

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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.



APPENDIX A – SSD 10431 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status															
SCHEDULE 2																			
PART A: ADMINISTRATIVE CONDITIONS																			
Obligation to Minimise Harm to the Environment																			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<p>Evidence referred to elsewhere in this Audit Table.</p> <p>Site inspection and interview with auditees 9/2/2024</p> <p>Georgiou's Beakon system:</p> <ul style="list-style-type: none"> Weekly site inspections for: 10/1/24, 24/10/23 (preparation for rain event 26/10 re-instate of sandbags) ERSED inspection (post rain): 18/8/23 (2ml WH4, WH10) minor blockage in swale, water carts, etc. and 10/11/23 23mm rain. <p>Pitt & Sherry: ER weekly inspections, ER Monthly reports from August to December 2023 and January 2024.</p>	<p>Based on the evidence sighted and the site inspection, no harm to the environment was noted and environmental measures have been implemented as per the Plans. Stockpiles have been maintained and imported fill tracked by CARAS using the weighbridge and registers.</p> <p>Regular environmental inspections have been conducted by Georgiou and the ER. Monthly reports have been submitted to the DPHI to report the environmental performance of the project.</p>	Compliant															
Terms of Consent																			
A2	<p>The development may only be carried out:</p> <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally, in accordance with the EIS and Response to Submissions; generally, in accordance with the management and mitigation measures in Appendix 3; in accordance with the approved subdivision plans in the table below: <table border="1"> <thead> <tr> <th colspan="3">Plan of Subdivision prepared by LandPartners Pty Ltd</th> </tr> <tr> <th>Dwg No.</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03</td> <td>01/07/2020</td> </tr> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03</td> <td>01/07/2020</td> </tr> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03</td> <td>01/07/2020</td> </tr> </tbody> </table>	Plan of Subdivision prepared by LandPartners Pty Ltd			Dwg No.	Name of Plan	Date	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020	<p>SSD Conditions approved by DPE 11/05/2021</p> <p>Environmental Impact Statement (EIS), Moorebank Precinct West Stage 3, dated 24/04/20</p> <p>Response to Submissions (RTS), Moorebank Intermodal Precinct West - Stage 3 (SSD-10431), dated 05/06/20</p> <p>Site inspection and interview with auditees 9/2/2024</p> <p>Georgiou's Beakon system</p>	<p>The outcome of this Audit No.5 for the project, with no non-compliances or complaints identified, indicated that compliance has been tracked by LOGOS and the development has been conducted in compliance with the SSD conditions.</p> <p>No Modifications for the SSD conditions have been requested.</p> <p>No environmental issues were raised during the site inspection conducted 9/2/24 and mitigation measures from the CEMP and sub-plans appeared to be implemented and maintained. Refer to photos in Appendix D.</p>	Compliant
Plan of Subdivision prepared by LandPartners Pty Ltd																			
Dwg No.	Name of Plan	Date																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020																	
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SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020																	
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and the implementation of any actions or measures contained in any such document referred to in (a) above. 	<p>Site inspection and interview with auditees 9/2/2024</p>	<p>The Project team is not aware of any directions from the Secretary.</p>	Not Triggered															

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) to A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) to A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview with auditees and site inspection 11/08/23	Noted. This Independent Audit has assessed compliance with the conditions of consent and the most recent version of any document listed in A2.	Compliant
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Site inspection and interview with auditees 9/2/2024	Notification of commencement was on the 13/11/21.	Compliant
A6	Nothing in this consent permits the removal of vegetation. All vegetation removed on the site must be undertaken in accordance with the requirements of MPW Stage 2 (SSD 7709).	Site inspection and interview with auditees 9/2/2024	No vegetation has been cleared under MPW Stage 3 (MPW3). This was addressed/cleared as part of the MPW Stage 2 (MPW2).	Not Triggered
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	Site inspection and interview with auditees 9/2/2024 Imported Fill Tracking Register, current to 7/11/23 Letter 13/01/2023 JBS&G-VC re: Excavated Natural Material (ENM) Classification, 343 Milperra Road and 100 Airport Avenue, Bankstown Aerodrome, NSW Letter 28/03/2023 JB&S-VC re: Virgin Excavated Natural Material Classification (VENM): OSD Excavation Footprint, Eastern Portion, 100L Airport Avenue, Bankstown Aerodrome, NSW Waste Classification Certificate EI Dec. Ref E25626.E05.005.Rev1-Willoughby 19/05/2023 issued to Walter Projects Pty Ltd (WPPL) issued by EIAustralia M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report V1f- C1 Tunnel Stockpiled Materials M6 Stage 1, Arncliffe, NSW 02/03/2022 by ADE Consulting Group Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 - The M6 Stage 1 (hard ground) tunnel spoil exemption February 2022 issued by EPA, 18/02/2022 Waste Classification at Burwood North Station – Station Box and South-eastern shaft, 04/10/2022, ADE Consulting Group M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - M6 Stage 1, C1, Corner of Flora and Marsh Street, Arncliffe, NSW 24/10/2022 by ADE Consulting Group M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - C2 Tunnel Stockpiled Materials M6 Stage 1, C2 RMS Depot, 400 West Botany St Rockdale, NSW 25/10/2022 by ADE Consulting Group In-Situ Waste Classification Report, M6 Motorway Stage 1, Rockdale Construction Ancillary Facility Shaft, Tetra Tech Coffey, 30/05/2022	During the audit period, material imported to under MPW3 has been VENM, ENM or tunnel spoil from Sydney Metro, M6 Stage 1, Glenfield Waste Services Lane Cove, Bankstown Airport, Willoughby. ENM was mainly imported from Sydney Metro projects and M6 project. The imported VENM, ENM, or tunnel spoil underwent the necessary waste classification and compliance requirements. This process was documented through the issuance of a Waste Classification Certificate, Compliance Assessment, and RRO. The Imported Fill Tracking Register was presented, updated daily and maintained by CARAS (up to 7/11/2023) using the data from Weighbridge, each tab has data for every year. Daily Import Fill Reports have been saved in their system (each month has the relevant records).	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Natural Soil Inspection Letter, Tetra Tech to CPBC re: M6 Motorway Stage 1: Rockdale Construction Ancillary Facility (C2) Shaft, 26/08/2022</p> <p>Letter from Douglas Partners to NSW EPA re. Specific Waste Exemption Application – Sydney Metro West – Easter Tunneling Package (The Bay to CBD, Sydney), 16/06/2023</p> <p>Waste Classification Assessment – Residential Development Lane Cove North 3/04/2023 by Asset Geotechnical</p> <p>Routine Tunnel Spoil Compliance Assessment TBM02-JUNE23MAC Stockpile - Bays Station, Port Access Road, Rozelle 27/06/2023 by ADE Consulting</p> <p>Letter 7/12/2022 EPA-AFJV re: The Sydney Metro West (Stage 1) tunnel spoil order and exemption November 2022</p> <p>Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 - The Sydney Metro West (Stage 1) tunnel spoil exemption December 2022 issued by EPA on 7/12/2022</p>		
A8	<p>Importation of imported fill must not exceed a total of 13,000m³ of material per day across this development, MPW Stage 2 (SSD 7709) and MPE Stage 2 (SSD 7628) on the same day.</p>	<p>Imported Fill Tracking Register, current to 7/11/23, CARAS</p> <p>Daily Truck Tally Report, 3/11/23</p> <p>Transaction Image Report 3/11/23</p> <p>Weighbridge system reports</p>	<p>CARAS tracks daily weights via the weighbridge on Chatham Avenue. The largest daily import was 8,169tons largest imported in a day during the audit period (3,713m³).</p> <p>It was noted that the weighbridge was decommissioned in November 2023. Prior to this, there was a schedule indicating which trucks were coming to site, and that was verified by the project team. Traffic controllers were monitoring trucks movements, and all trucks were directed to the weighbridge.</p>	Compliant
A9	<p>Prior to physical commencement of work under this consent, the Applicant is required to modify the following development consents by replacing “22,000 m³” wherever occurring with “13,000 m³” in:</p> <ul style="list-style-type: none"> a) condition A9 of SSD 7709; and b) condition B56(a) of SSD 7628. 	<p>Letter Aspect to the IPC, 19/07/21 (modification of MPW2)</p> <p>Letter Aspect to the IPC, 19/07/21 (modification of MPE2)</p>	<p>The consents were modified on 19/07/21.</p>	Compliant
A10	<p>The total volume of uncompacted fill to be imported for compaction up to final land level must not exceed 280,000m³. This volume is additional to the 1,600,000m³ of uncompacted fill permitted to be imported to site under the MPW Stage 2 (SSD 7709) consent and may only be imported once importation of the volume permitted under the MPW Stage 2 (SSD 7709) consent is complete.</p>	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Imported Fill Tracking Register, current to 7/11/23</p> <p>Daily Truck Tally Report, 3/11/23</p> <p>Transaction Image Report 3/11/23</p> <p>Weighbridge system reports</p>	<p>The material import registers identify a total import of 193,126m³ under MPW3 to date. For MPW2 1,5999,438m³.</p> <p>The Imported Fill Tracking Register was maintained by CARAS, updated daily, up to 7 November 2023, using the data from Weighbridge. The Register records all the fill importation data from every day, month and year. Daily Import Fill Reports have been produced and saved monthly.</p>	Compliant
A11	<p>The total volume of structural fill to be imported for warehouse pad completion under this consent must not exceed 540,000m³. Prior to the importation of structural fill for any given area of the site, the Applicant is to provide the ER and the Planning Secretary with a report prepared by a suitably qualified and experienced engineer outlining the volume of structural fill it proposes to both receive and emplace on that given area of the site. The Applicant may not at</p>	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Imported Fill Tracking Register, current to 7/11/23</p>	<p>According to the auditees this fill is not structural fill and to date is being used to achieve design levels.</p> <p>The Material Import Fill registers identify a total import of 193,126m³ under MPW3 to date. For MPW2 1,5999,438m³.</p>	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	any time possess on site a volume of structural fill material that exceeds the volume that the Applicant proposes to be emplaced on site in the next 6 months			
A12	In addition to the other conditions of this consent, nothing in this consent permits the Applicant to stockpile or otherwise receive imported fill material beyond the amounts or volumes permitted under this or any other development consent, or place fill above the final land level or finished surface levels permitted under this or any other development consent.	<p>Interview with auditees 9/2/24</p> <p>Imported Fill Tracking Register, current to 7/11/23</p> <p>Daily Truck Tally Report, 3/11/23</p> <p>MPW Stage 2 Site Boundary with current site levels by Aspect</p> <p>MPW Stage 2 Site Boundary with current site levels GDA94 / MGA zone 56 1:2000 at A4 by Aspect</p> <p>Southern Warehouse 1 Survey of the heights (1/9/23) completed by Integral Surveys</p> <p>LPWPIW, MAUW & INTS: Independent Verification of Imported Fill Progress Reports from CARAS (weekly):</p> <ul style="list-style-type: none"> - Week ending 12/11/2023, report date 14/11/2023 - Week ending 01/10/2023, report date 4/10/2023 - Week ending 10/09/2023, report date 12/09/2023 	<p>The total import of uncompacted fill for MPW2 prior to switching to MPW3 import was ~1,599,438m³.</p> <p>The material import registers identify a total import of 193,126m³ under MPW3 to date. For MPW2 1,5999,438m³.</p> <p>Based on the auditor's recommendation from last audit: 'Ensure that all permanent placement of fill is not above the final land level or finished surface levels'. The Applicant indicated that there are two areas ready for construction on the southern side, with a completed pad. A survey on the of the heights of the Southern Warehouse 1 (S1), was completed by Integral Surveys on the 1/9/2023 showing (upper) 16.696.</p>	Compliant
A13	Only one crushing plant is to operate at any one time across the MPW site (i.e., under either MPW Stage 2 consent or the conditions of this consent). Any crushing plant operated as part of MPW Stage 3 can only be operated once any existing crushing plant operated as part of MPW Stage 2 (SSD 7709) has been decommissioned.	Interview with auditees and site inspection 11/08/23	One (1) crusher is present on site to service all MPW. It has not been used on MPW3 to date. Photo was provided by Georgiou, Refer to Appendix D.	Not Triggered
A14	For the avoidance of doubt, nothing in this consent enables the finished surface level of any filled section of the site to exceed 16.6 m AHD.	<p>Interview with auditees 9/2/24</p> <p>Imported Fill Tracking Register, current to 7/11/23</p> <p>MPW Stage 2 Site Boundary with current site levels by Aspect</p> <p>MPW Stage 2 Site Boundary with current site levels GDA94 / MGA zone 56 1:2000 at A4 by Aspect</p> <p>LPWPIW, MAUW & INTS: Independent Verification of Imported Fill Progress Report from CARAS dated 12/11/23 (weekly)</p>	<p>The total import of uncompacted fill for MPW2 prior to switching to MPW3 import was ~1,599,438m³.</p> <p>The material import registers identify a total import of 193,126m³ under MPW3 to date.</p> <p>Based on the auditor's recommendation from last audit: 'Ensure that all permanent placement of fill is not above the final land level or finished surface levels'. The Applicant indicated that there are two areas ready for construction on the southern side, with a completed pad. A survey on the of the heights of the Southern Warehouse 1 (S1), was completed by Integral Surveys on the 1/9/2023 showing (upper) 16.696, however, this is not the finished surface levels.</p>	Compliant
A15	<p>Prior to the commencement of fill importation or fill placement, the Applicant is to engage a suitably qualified and independent person or persons to conduct an audit of:</p> <ul style="list-style-type: none"> a) the amount of fill (whether unconsolidated, consolidated or structural) brought to the site to date; b) where fill has been used on site, including an aerial plan clearly indicating the location and boundary of the placed fill relevant to its respective consent; c) for what purpose, all fill has been used; 	<p>Interview with auditees 9/2/24</p> <p>Letter dated 16/09/22 DPE – Aspect Environmental P/L re: Appointment of suitably qualified independent person under condition A15</p> <p>Fill Importation Audit Report, ErSed, 17/05/23</p> <p>Letter 24/05/23 DPE - Aspect, re: approval of Fill Importation Audit Report</p>	<p>DPHI granted approval for the suitably qualified and independent person under condition A15 – Mr. Carl Vincent on 16/9/2022. An audit was completed on 17/05/23 and approved by the DPHI on 24/05/23.</p> <p>Fill importation under MPW3 commenced on 14/06/23.</p> <p>No other audits have been carried out.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>d) how all fill use is justified under existing development consents applying to the land; and</p> <p>e) current site levels.</p> <p>The suitably qualified and independent person or persons are to be approved by the Planning Secretary prior to the conduct of the audit. Fill importation or fill placement must not commence until the Planning Secretary approves the audit.</p>			
A16	<p>Prior to the commencement of fill importation, the Applicant is to prepare a Fill Importation Management Plan for the approval of the Planning Secretary. The Fill Importation Management Plan must:</p> <ol style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person; b) include details of how the Applicant will comply with the requirements of the conditions of this consent relating to fill importation and fill placement; c) require any fill imported on site to be logged/tracked per truck load; d) provide a conversion rate for the conversion of fill in cubic metres to and from tonnes; e) include a template for an Imported Fill Tracking Register, to be throughout the construction period, which includes: <ol style="list-style-type: none"> I. date and time in and time out of trucks importing fill to the site; II. details of truck registration and haulage company; III. source of imported fill; IV. material type and classification; V. details of the statement of compliance with relevant approval criteria; VI. volume of imported fill in tonnes; VII. location of stockpiled imported fill; VIII. location of final destination of imported fill; and IX. details of any sampling performed for purposes of certification. 	<p>Interview with auditees 9/2/24</p> <p>Imported Fill Tracking Register, current to 7/11/23</p> <p>Weight Bridge tracking program up to 3/11/2023</p> <p>Fill Importation Management Plan for MPW3, 20/03/23, Rev. D</p> <p>Letter 24/05/23 DPE - Aspect, re: approval of Fill Importation Audit Report</p>	<p>Fill Importation Management Plan was developed and last updated on 20/03/2023 to Revision D. The Plan was approved by the Department on 26/04/23.</p> <p>No changes were identified to the Plan during 2023.</p> <p>The Weighbridge was decommissioned at the end of November 2023. Therefore, it was indicated during the audit that the Fill Importation Management Plan will be reviewed to include the decommissioning of the Weighbridge.</p>	Compliant
A17	<p>Fill importation must not commence until the Planning Secretary approves the Fill Importation Management Plan. The Applicant is to implement the Fill Importation Management Plan as approved by the Planning Secretary from time to time.</p>	<p>Fill Importation Management Plan for MPW3, 20/03/23</p> <p>Letter DPE to Aspect, 26/04/23 (DPE approval of Fill Importation Management Plan).</p> <p>Imported Fill Tracking Register, current to 7/11/23, CARAS</p>	<p>The Fill Importation Management Plan was approved by the Department on 26/04/23. Fill importation under MPW3 commenced on 14/06/23.</p> <p>As the Weighbridge was decommissioned at the end of November 2023 the Fill Importation Management Plan will be reviewed to include the decommissioning of the Weighbridge.</p>	Compliant
A18	<p>The Applicant must fill out the Imported Fill Tracking Register throughout the entire construction period. All details recorded in the Imported Fill Tracking</p>	<p>Imported Fill Tracking Register, current to 7/11/23, CARAS</p>	<p>Fill importation was tracked continuously. The Imported Fill Tracking Register maintained by CARAS, updated daily, was sighted up to</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	Register must be provided to the Department and NSW EPA upon the request of an investigation officer and authorised officer.		7/11/2023 using the data from the Weighbridge. Data from every day, month and year was recorded in the Register. The Applicant indicates that neither the Department nor EPA have requested a copy of the Imported Fill Tracking Register.	
A19	The Applicant must engage an independent person to verify the Imported Fill Tracking Register on a weekly basis and prepare and submit weekly reports on this verification to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	Interview with auditees 9/2/24 Imported Fill Tracking Register, current to 7/11/23 Fill Importation Management Plan for MPW3, 20/03/23 Letter DPE to Aspect, 26/04/23 (DPE approval of Fill Importation Management Plan). Independent Verification of Imported Fill Progress Report Register, 3/11/2023 Daily Import Fill Reports, CARAS LPWPIW, MAUW & INTS: Independent Verification of Imported Fill Progress Reports from CARAS (weekly): <ul style="list-style-type: none"> - Week ending 12/11/2023, report date 14/11/2023 - Week ending 01/10/2023, report date 4/10/2023 - Week ending 10/09/2023, report date 12/09/2023 	The Fill Importation Management Plan identifies the criteria for the independent person (CARAS) to verify the fill tracking register. The fill importation management plan was approved on 26/04/23. Independent Verification of Imported Fill Progress Reports are being prepared by CARAS. The Applicant indicates that neither the Department nor EPA have requested a copy of the Imported Fill Tracking Register.	Compliant
A20	No construction (including but not limited to clearing and maintenance access, stockpiling or other earthworks) is permitted within the riparian corridor and signs must be provided along the adjacent boundary fence to this effect.	Site inspection 9/2/24 PIWW-RCG-AR-DWG-0101 – Issue S, 4/3/2021 Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).	The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52). Flagging was installed see photo in Appendix D. Post Approval MPW Master Plan Drawing 4/3/2021 Issue L is in the process of being updated. Sighted induction presentation including delineation zones.	Compliant
A21	No works in the riparian corridor outside the site are permitted under this approval and signs must be provided along the adjacent boundary fence to this effect.	Site inspection 9/2/24 Post Approvals – MPW Master Plan – Part 1, PIWW-RCG-AR-DWG-0100 – Issue 'S', 25/08/2023 Post Approvals – MPW Master Plan – Part 2, PIWW-RCG-AR-DWG-0101 – Issue 'Q', 26/06/2023 Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, delineation, housekeeping, hours).	The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52). Flagging was installed see photo in Appendix D. Post Approval MPW Master Plan Drawing 4/3/2021 Issue L was updated three times during 2023, latest revision is Issue 'S' dated 25/08/2023 for Part 1 and Issue 'Q' dated 26/06/2023 for Part 2. Sighted induction presentation including delineation zones.	Compliant
Prescribed Conditions				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A22	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: <ul style="list-style-type: none"> compliance with the BCA. erection of signs (not relevant) residential building work (not relevant) entertainment venues (not relevant) signage for max number of persons for entertainment purposes (not relevant), and shoring and adjoining properties (not relevant). <p>A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA.</p> <p>No Construction Certificate was issued during this audit period.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Planning Secretary as Moderator				
A23	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 9/2/24	The auditees are not aware of any disputes with public authorities.	Not Triggered
Evidence of Consultation				
A24	Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: <ol style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Consultation with TfNSW 31/1/24 Consultation with Council 18/1/24 and 31/2/24	The Construction Traffic and Access Management Plan (CTAMP) for Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, was the only document that required consultation. Appendix A of the CTAMP includes details of the consultation undertaken between the Project, Liverpool City Council, community, Department of Defense and TfNSW. The CTAMP is currently under revision. Consultation with TfNSW was undertaken on the 31/1/24 and with Council on the 18/1/24 and 31/2/24 to review and endorse the construction arrangements subject to condition. There is a new site access proposed. CTAMP currently been updated (Rev. P Draft CTAMP).	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A25	The Applicant may: <ol style="list-style-type: none"> prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including 	Interview with auditees 9/2/24 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22	During this audit period, no updates have been required for the CEMP and its sub-plans. The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p>	<p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30/11/21 Rev. 18 – no update with this plan during the audit period</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) – no update with this plan during the audit period</p> <p>Letter 22/9/23 from Aspect to DPE re. review of CEMP and sub-plans.</p> <p>Post approval form 25/9/2023</p>	<p>Presented letter from Aspect dated 22/9/2023 indicating a review of the CEMP and sub-plans was completed with no changes required for MPW3 (SSD 10431).</p> <p>The CTAMP and Fill Importation Management Plans are currently being reviewed, therefore this will be assessed in the next audit period.</p>	
A26	Any strategy, plan or program prepared in accordance with condition A25, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 9/2/24	<p>The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.</p> <p>The MPW3 plans have been approved by the DPHI prior to commencement of construction.</p>	Not Triggered
A27	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 9/2/24	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
A28	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 9/2/24	<p>The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.</p> <p>The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since their initial approval</p>	Not Triggered
A29	Nothing in the conditions of this consent permits the staging of construction works. Note 1: Staging of subdivision is permitted — see for example Part D of Schedule 2 of this consent. Note 2: Nothing in this condition precludes the phasing of works, such as that outlined in Appendix D of the Response to Submissions.	Interview with auditees 11/08/20 23	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
Structural Adequacy				
A30	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, which are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	<p>A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA.</p> <p>No Construction Certificate was issued during this audit period.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Design and Construction for Bush Fire				
A31	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Email from J Wyndham Prince to Mckenzie Group, 21/09/21	The standards referenced relate to buildings and steel framed structures. J Wyndham Prince submitted details to confirm compliance that roads complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate. No Construction Certificate was issued during this audit period. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
A32	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Letter from R.A. Smith Contracting Pty Ltd 28/10/2022 Two letters (Ref. No.6117 MPW) from Ausconnex – 27/01/2023 handover of communication, HV & LV Assets. Site inspection 9/2/2024	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Construction Certificate application. The Certifier verified compliance though issue of the Construction Certificate. Water and power were installed along the roadway, the following evidence was presented: <ul style="list-style-type: none"> - Letter from R.A. Smith Contracting - 28/10/2022 re. works under 'supply and installation of hydraulic works' have been installed in accordance with design drawings, Northrop Specification, and project requirements. - Letter (6117 MPW) from Ausconnex – 27/01/2023 re. works complete declaration and handover of communication assets to Georgiou. - Letter (6117 MPW) from Ausconnex – 27/01/2023 re. works complete declaration and handover of HV & LV Assets to Georgiou. No Construction Certificate was issued during this audit period. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
A33	The entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. <i>Note: See condition B190 of MPW Stage 2 (SSD 7709)</i>	Email from J Wyndham Prince to Mckenzie Group, 21/09/21 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate. No Construction Certificate was issued during this audit period. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Subdivision Certificate				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A34	In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the Environmental Planning and Assessment Act 1979 in relation to the issue of a Subdivision Certificate. For the purposes of this approval, the issue of a Subdivision Certificate is restricted to the subdivision defined by Condition A2. <i>Note: Part D of Schedule 2 of this consent provides conditions that are required to be met prior to the issue of a subdivision certificate.</i>	Interview with auditees 9/2/24	The Project team advises that the Subdivision Certificate is pending. The drawings in A2 will be used as part of the application. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Not Triggered
Applicability of Guidelines				
A35	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22, and each sub-plan (refer to B17 – B24) Evidence referred to elsewhere in this table.	The CEMP and associated Sub-plans and procedures, along with other reports / evidence sighted appear to reference current guidelines, protocols, Standards or policies. No issues identified. No changes to be plans identified in the audit period.	Compliant
A36	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 9/2/24	The Project team is not aware of any directions in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them for MPW3.	Not Triggered
Monitoring and Environmental Audits				
A37	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Dust deposition results, ALS from Sep, Oct, Dec 2023. Western Ring Road CNVIS, Renzo Tonin, 17/07/23 for the 29-30/07/23 Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust) and attended noise monitoring field sheet. Independent Audit No. 3 Audit Report, WolfPeak, 23/03/23 Email DPE to WolfPeak, 26/07/23 (DPE response on consultation on fourth audit) Internal environmental audit 8/12/2023, 27/6/23 from Georgiou	Dust deposition gauge results from ALS were presented for Sep, Oct and Dec 2023. The results indicate that the samples were collected in accordance with AS3580.10. Noise monitoring for OOHV was presented as part of the Environmental Monitoring Register. The sheet indicates that monitoring was conducted in accordance with the CNVIS and AS1055. This Independent Audit was conducted in accordance with IAPAR. The Auditor is not aware of the DPHI raising any comments on the last Independent Audit Report. Sighted internal environmental audits completed by Georgiou on the 8/12/2023 and 27/6/2023	Compliant
Access to Information				
A38	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: I. the documents referred to in condition A2 of this consent; II. all current statutory approvals for the development; III. all approved strategies, plans and programs required under the conditions of this consent;	Project website: https://moorebankintermodalprecinct.com.au/community/document-library/ https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/ https://moorebankintermodalprecinct.com.au/precincts/project-wide/ https://moorebankintermodalprecinct.com.au/community/	The website was reviewed on 6/2/2024. It contains: I. documents referred to in A2 – SSD, EIS, Response to submission and approved plans. II. SSD approvals III. All approved plans (CEMP, CTAMP, CNVMP and CSWMP) available IV. Reporting on the environmental performance is through the IA reports. IA3 has been published.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>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;</p> <p>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;</p> <p>VI. a summary of the current stage and progress of the development;</p> <p>VII. contact details to enquire about the development or to make a complaint;</p> <p>VIII. complaints register, updated monthly;</p> <p>IX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>X. notification of any non-compliances with the conditions of this consent made under condition A42;</p> <p>XI. any other matter required by the Planning Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>		<p>V. Summary of the monitoring results pertaining to EPL 21054 for the period 4 June 2022 – 3 June 2023 for MPW3 were captured in EPL 21054 Monitoring Data. For the last 6 months of 2023 waiting on data from RCC to complete results.</p> <p>VI. The current stage of the development is included in the news and current works and in the community tabs, sighted newsletters for 20 December 2023 and August 2023 showing progress of works.</p> <p>VII. Contact us email and phone number are available to enquire about the development or to make a complaint;</p> <p>VIII. Complaints register available, updated monthly.</p> <p>IX. Audit Report IA3 and the response to the findings available on the website.</p> <p>X. Two non-compliance identified in the IA3 was sighted in the Response to Audit Report.</p> <p>XI. NA: the Planning Secretary has not required any additional information.</p>	
Compliance				
A39	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	<p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Beakon training register (online)</p> <p>Site Induction checklist 10/10/23 HV Driver October</p> <p>Toolbox talks – dust 30/1/24, high temperatures, high wind and dust 30/10/23,</p>	<p>The Project inductions include the information relevant to the consent, for the work being conducted. Risks, rules, and controls for the MPW site, including those for MPW3. Matters include no go areas, hours of work, incident management, traffic management, reporting, soil, and water controls etc.</p> <p>Records of inductions are being retained in the Beakon system.</p>	Compliant
Incident Notification, Reporting and Response				
A40	The Planning Secretary must be notified through the major projects portal 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.	Georgiou Beakon System, Incident register, current to 9/2/24	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3.	Not Triggered
A41	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	Georgiou Beakon System, Incident register, current to 9/2/24	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3.	Not Triggered
Non-Compliance Notification				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A42	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Interview with auditees 9/2/24 Letter 19/9/23 Aspect to DPE, re: Auditee response to fourth Audit Report DPE post approval portal lodgment, 19/9/23	No non-compliances identified in the fourth Independent Audit or by DPHI. The auditees have not identified any new non-compliances during the audit period.	Not Triggered
A43	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 and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 9/2/24	No non-compliances identified in the fourth Independent Audit or by DPHI. The auditees have not identified any new non-compliances during the audit period.	Not Triggered
A44	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Interview with auditees 9/2/24	There have been no notifiable incidents during the audit period. Refer A42/A43 for notification of non-compliances.	Not Triggered
Revision of Strategies, Plans and Programs				
A45	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition A48; b) the submission of an incident report under condition A41; c) the submission of an Independent Audit under condition C42; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out</p>	Interview with auditees 9/2/24 Letter Aspect to DPE, 22/9/23 (notification that review of plans did not trigger the need for an update to the documents).	<p>No Compliance Reports were required during the audit period. There were no notifiable incidents or modifications or direction from the DPHI during the audit period.</p> <p>A review was notified and conducted within 3 months of submission of the fourth Audit Report. The review did not trigger the need for the plans to be updated.</p> <p>Presented letter from Aspect dated 22/9/2023 indicating a review of the CEMP and sub-plans was completed with no changes required for MPW3 (SSD 10431).</p>	Compliant
A46	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	Interview with auditees 9/2/24	<p>A review was notified and conducted within 3 months of submission of the fourth Audit Report. Presented letter from Aspect dated 22/9/2023 indicating a review of the CEMP and sub-plans was completed with no changes required for MPW3 (SSD 10431).</p> <p>It was indicated by the Applicant that the CTAMP and Fill Importation Management Plans are currently being reviewed.</p>	Compliant
Compliance Reporting				
A47	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A48	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A49	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A50	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter Aspect to DPE, 16/11/21 DPE post approval portal lodgment, 16/11/21	On 16 November 2021 SIMTA (now LOGOS) notified the commencement of construction on 16/11/21, with physical commencement occurring on 19/11/21	Compliant
Certified Drawings				
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	There are no structures under MPW3. Civil drawings were prepared, and the Certifier verified compliance through issue of the Construction Certificate. No Construction Certificate was issued during this audit period. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Protection of Public Infrastructure				
B3	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council 	Site inspection and interview with auditees 9/2/2024 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	There are no third-party services affected by MPW3 works.	Not Triggered
Pre-Construction Dilapidation Report				
B4	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Site inspection and interview with auditees 9/2/2024 Email Tactical to Liverpool Council, 26/03/2020 Letter Mckenzie Group to Tactical, 25/03/2021 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	There are no third-party interfaces for MPW3. All external interfaces are associated with MPW2. The dilapidation report was submitted to Council and the Certifier in accordance with SSD 7709 in March 2020 for MPW2.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Community Consultative Committee				
B5	Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.	Site inspection and interview with auditees 9/2/2024 CCC meeting minutes for 24/08/2023 and 7/12/2023 Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21 Letter DPE to SIMTA, 07/09/21	The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/21. The CCC was established in 2018 and continues for the MPW3 development. CCC meetings have been conducted, sighted records for 24/8/2023 and 7/12/2023.	Compliant
B6	The CCC may request that the information or documents referenced in condition A37 (including but not limited to any plan, strategy or program in relation to incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing) is to be presented to the CCC by the Applicant.	Interview with auditees 9/2/24 https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes	No request from CCC related MPW3. Previously, The CCC requested monitoring data for dust and noise, this covers the whole precinct. A summary of dust monitoring across the precinct was provided to them CCC.	Not Triggered
B7	The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the MPW Stage 3 development and to satisfy condition B5. <i>Notes:</i> • The CCC is an advisory committee only. • In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.	Interview with auditees 9/2/24 https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21 Letter DPE to SIMTA, 07/09/21	The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/21. The CCC was established in 2018 and continues for the MPW3 development. CCC meetings have been conducted, sighted records for 24/8/2023 and 7/12/2023.	Compliant
Community Communication Strategy				
B8	No later than two weeks before the commencement of construction, or within another timeframe agreed with the Planning Secretary, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant 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 and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: I. through which the community can discuss or provide feedback to the Applicant; II. through which the Applicant will respond to enquiries or feedback from the community; and	Community Communication Strategy Moorebank Precinct West Stage 2 and Stage 3, 29/06/21 Letter DPE to SIMTA, 07/09/21 https://moorebankintermodalprecinct.com.au/community/ https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/ https://moorebankintermodalprecinct.com.au/wp-content/uploads/2024/01/Moorebank-Intermodal-Precinct-Online-Complaints-document-toFeb24.pdf Email re. Quarterly communication report from TSA to Aspect on the 7/11/2023 for the August to October 2023 period.	The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/21. The strategy sets out how each requirement of this condition (and other community management related requirements) has been addressed. The Strategy covers both MPW2 and MPW3. The CCC was established in 2018 and continues for the MPW3 development. CCC meetings have been conducted, sighted records for 24/8/2023 and 7/12/2023. No changes to the Strategy have been made since 2021. The evidence indicates that the Strategy is being implemented. Notifications on project works are being issued to stakeholders, complaints are being recorded and addressed and the CCC is continuing its functions. The community complaints number was tested on 9/02/2024. No issues observed. The Applicant indicated that Stakeholder and Community Engagement reports are no longer produced when the LOGOS communications manager left the company. A new Comms Manager has been appointed. TSA sent emails with stakeholder summaries (which essentially cover the information requirement from the report).	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>III. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage, flood emergency warning, stormwater impacts on watercourses and lighting.</p>			
B9	The Planning Secretary may consider a request to expand an existing MPW Community Communication Strategy to cover the MPW Stage 3 development and to satisfy condition B8.	<p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21, Rev.J.</p> <p>Letter DPE to SIMTA, 07/09/21</p>	<p>The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/21. The strategy sets out how each requirement of this condition (and other community management related requirements) has been addressed. The Strategy covers both MPW2 and MPW3.</p> <p>The Strategy was approved by the DPHI on 07/09/21.</p>	Compliant
Environmental Representative				
B10	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	Letter DPE to Aspect, 27/10/20.	On 27/10/20 Chris Jack was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant
B11	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	Letter DPE to Aspect, 27/10/20.	On 27/10/20 Chris Jack was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant
B12	<p>For the duration of the works until 6 months after the completion of construction, or as agreed with the Planning Secretary, the approved ER must:</p> <p>a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;</p> <p>b) consider and inform the Planning Secretary on matters specified in the terms of this consent;</p> <p>c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;</p> <p>d) review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:</p> <p>I. make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</p> <p>II. make a written submission to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning</p>	<p>Interview with the Auditees 9/2/24</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports</p> <p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated, 9/2/2024 <p>Submission to DPE</p>	<p>The ER performed a regular site inspection and reports for the Project. Inspection Reports, Monthly Reports and submission of reports to the Department on a regular basis demonstrate that the ER is fulfilling its duties under this condition.</p> <p>The Auditor is not aware of the DPHI raising any requests regarding audits or complaints.</p> <p>ER has not made any particular recommendation to the CEMP and sub-plans but verify its implementation through the fortnightly inspections and monthly reports. Inspection records were presented from August to December 2023 and January 2024.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);</p> <p>e) regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent;</p> <p>f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not Independent Audits required under condition C44 of this consent;</p> <p>g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;</p> <p>h) consider any minor amendments to be made to the CEMP or CEMP sub-plans that require updating, or amendments of an administrative nature, and are consistent with the conditions of this consent and the most recent version of the CEMP or CEMP sub-plan approved by the Planning Secretary, and if satisfied that such an amendment is necessary, approve the minor amendment; and</p> <p>i) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department's Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.</p>	<p>Emails from DPE to Pitt & Sherry re: Post approval document received – MPW S3 ER Monthly Reports for:</p> <ul style="list-style-type: none"> - August 2023, submitted 14/09/2023 - September 2023, submitted 6/10/2023 - October 2023, submitted 14/11/2023 - November 2023, submitted 14/12/2023 - December 2023, submitted 29/12/2023 - January 2024, submitted 9/2/2024 <p>Extension Requests Approval for:</p> <ul style="list-style-type: none"> - email from DPE, re. August Report until 14/09/2023 - email from DPE re. October Report until 14/11/2023 - email from DPE re. November Report until 14/12/2023 - email from DPE re. January 2024 Report until 14/2/2024 		
B13	<p>The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in condition B12 (including preparation of the ER monthly report), as well as:</p> <p>a) the complaints register (to be provided on a monthly basis); and</p> <p>b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject works).</p>	<p>ER Monthly Reports</p> <p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated, 9/2/2024 <p>Email Aspect and ER, 04 and 22/1/2024 (sending complaint register)</p> <p>Accordance Assessment dated 12/10/2023, Aspect</p> <p>ER endorsement for RFMA, 24/11/2023</p>	<p>The ER Monthly Report relies on receipt of the monthly complaints register. No issues observed. No complaints were related to MPW3 for the audited period.</p> <p>Accordance Assessment (AA) was completed on the 12/10/2023 re. access point on Chatham Ave, this is related to MPW2/MPW3 Plans. ER has endorsed the RFMA on the 24/11/2023 related to the AA.</p>	Compliant
B14	<p>The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A37. The Applicant must:</p> <p>a) facilitate and assist the Planning Secretary in any such audit; and</p> <p>b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</p>	Interview with auditees 9/2/24	The Project team are not aware of any audit being commissioned under this condition.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Outdoor Lighting				
B15	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Email J Wyndham Prince to Mckenzie Group, 06/09/21</p> <p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p>	<p>Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate.</p> <p>No Construction Certificate was issued during this audit period.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Environmental Management Plan Requirements				
B16	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: <i>Guideline for Infrastructure Projects (DPIE April 2020)</i>.</p> <p>Notes:</p> <ul style="list-style-type: none"> • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30/11/21 Rev. 18 – no update with this plan during the audit period</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) – no update with this plan during the audit period</p>	<p>The CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared in accordance with the relevant conditions and the Departments EMP Guideline. The plans set out how each condition and other relevant requirement has been addressed.</p> <p>No changes on the CEMP in the audit period.</p>	Compliant
Construction Environmental Management Plan				
B17	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for approval. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ol style="list-style-type: none"> hours of work; 24-hour contact details of site manager; management of dust and odour to protect the amenity of the neighbourhood; stormwater control and discharge; measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; 	<p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30/11/21 Rev. 18</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p> <p>Letter from Aspect dated 22/9/2023 re. review of the CEMP and sub-plans no changes required for MPW3 (SSD 10431).</p>	<p>The CEMP was updated to version E as well as the sub-plans during the audit period.</p> <p>The DPHI approved the updated CEMP and sub-plans on 02/05/2023 while CTAMP was approved on 28/06/2023.</p> <p>CEMP include:</p> <p>a) Details of</p> <ol style="list-style-type: none"> Section 5.3 and Table 5.3 Section 6.2.1 Section 3.2.2 and Appendix N Section 3.2.2 and Appendix K Section 3.2.2 and Appendix K Section 4.3.3 Section 5.4 	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>VII. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8;</p> <p>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>d) mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts;</p> <p>e) sustainability measures and practices to be implemented during the construction process;</p> <p>f) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>g) information regarding the recycling and disposal locations;</p> <p>h) confirmation of the contamination status of the development areas of the site based on the validation results;</p> <p>i) Construction Traffic and Access Management Sub-Plan (see condition B20);</p> <p>j) Construction Noise and Vibration Management Sub-Plan (see condition B21);</p> <p>k) Construction Soil and Water Management Sub-Plan (see condition B22); and</p> <p>l) Flood Emergency Response Sub-Plan (see condition B23).</p>		<p>b) Appendix L</p> <p>c) Appendix J</p> <p>d) Section 7.1 and Table 4.3</p> <p>e) Section3</p> <p>f) Appendix O</p> <p>g) Appendix O</p> <p>h) Appendix L</p> <p>i) Appendix H</p> <p>j) Appendix I</p> <p>k) Appendix K</p> <p>l) Emergency Response Plan encompassing the FERSP.</p> <p>No changes in the CEMP or sub-plans in this audit period.</p> <p>Presented letter from Aspect dated 22/9/2023 indicating a review of the CEMP and sub-plans was completed with no changes required for MPW3 (SSD 10431).</p>	
B18	The Applicant must not commence construction of the development until the CEMP is approved by the Planning Secretary.	<p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p>	Approval of the CEMP and sub-plans was provided by the DPHI on 02/05/2023 while for CTAMP was on 28/06/2023.	Compliant
B19	The Applicant may elect to prepare the CEMP (and relevant sub-plans) required under condition B17 as a standalone document, or as updated versions of CEMP documents already approved by the Planning Secretary as part of the MPW Stage 2 (SSD 7709) consent. In the event the Applicant elects to prepare the CEMP (or sub-plan) as an updated version of an existing approved document, the Applicant must clearly identify how the document has been updated to satisfy the conditions of this consent, as well as how it continues to satisfy the conditions of the consent under which it was originally approved, and seek the Planning Secretary's approval of the updated CEMP (or sub-plan) under both condition B17 and that other consent.	<p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p>	Approval of the CEMP and sub-plans was provided by the DPHI on 02/05/2023.	Compliant
B20	<p>The Construction Traffic and Access Management Sub-Plan (CTAMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced person(s);</p>	<p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p> <p>Consultation with TfNSW 31/1/24</p>	<p>The CTAMP Rev. G and prepared by National Intermodal in consultation with Council and TfNSW. The CTAMP addresses requirements a) – f).</p> <p>No changes were identified in the CTAMP during this audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of concurrent construction and/or operation traffic to and from the combined MPW site and the MPE site, and potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail access and parking arrangements; e) include a Heavy Vehicle Route Plan detailing: <ul style="list-style-type: none"> I. origin of imported fill; II. destination of spoil III. heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with conditions of this consent; and IV. management system for oversized vehicles. f) detail procedures for notifying residents and the community of any potential traffic disruptions. 	<p>Consultation with Council 18/1/24 and 31/2/24</p>	<p>The CTAMP (Rev. P) is currently under revision. Consultation with TfNSW was undertaken on the 31/1/24 and with Council on the 18/1/24 and 31/2/24 to review and endorse the construction arrangements subject to condition. There is a new site access proposed.</p>	
B21	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the Community Consultative Committee (CCC) for managing high noise generating works; e) identify work areas, site compounds and internal access routes; f) identify the type and number of plant and equipment expected on site at the same time; g) include a complaints management system that would be implemented for the duration of the construction; h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B17; i) an Out-of-hours Work Protocol for the assessment, management and approval of works associated with the importation and placement of fill, outside of the hours identified in condition C3. The Out-of-hours Work Protocol must: 	<p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Letter from Aspect dated 22/9/2023 re. review of the CEMP and sub-plans with no changes required for MPW3 (SSD 10431).</p>	<p>The CNVMSP was prepared by Renzo Tonin. The CNVMSP addresses requirements a) – i).</p> <p>Presented letter from Aspect dated 22/9/2023 indicating a review of the CEMP and sub-plans was completed with no changes required for MPW3 (SSD 10431).</p> <p>No changes were identified in the CNVMSP during this audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> I. provide evidence of how feedback from the CCC has been incorporated to develop the Out-of-hours Work Protocol; II. specify what works are proposed out-of-hours; III. provide details and clear justification for why the works must be done out-of-hours (reasons other than convenience must be provided); IV. detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria; V. provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments; and VI. (vi) include proposed notification arrangements. 			
B22	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, b) detail measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book' and the relevant requirements of the conditions of this consent; d) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the site); e) detail all off-site flows from the site; and f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI. 	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021.</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter from Aspect dated 22/9/2023 re. review of the CEMP and sub-plans with no changes required for MPW3 (SSD 10431).</p>	<p>The CSWMP was prepared by a suitably qualified person. The CSWMP addresses requirements a) – f).</p> <p>The CSWMP was approved by the DPHI on 12/11/21.</p> <p>No update was made to CSWMP during the audit period.</p> <p>Presented letter from Aspect dated 22/9/2023 indicating a review of the CEMP and sub-plans was completed with no changes required for MPW3 (SSD 10431).</p>	Compliant
B23	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) address the provisions of the Floodplain Risk Management Guidelines (EESG); c) include details of: <ul style="list-style-type: none"> I. the flood emergency responses for construction phases of the development; II. predicted flood levels; III. flood warning time and flood notification; 	<p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)</p> <p>Letter from DPE to Aspect, 21/11/2023 re. revised CERP (7/9/2022) which includes the FERSP was approved.</p>	<p>The ERP includes the FERSP and was prepared by a suitably qualified person. The FERSP addresses requirements a) – c).</p> <p>The FERSP was approved by the DPHI on 07/09/21, revised on the 7/9/22 and approved by the DPHI on the 21/11/2023.</p> <p>The Emergency Response Plan (encompassing the FERSP) noted under Section 2.7 that the ERP is valid for a maximum of five years from the date of preparation (29/06/2021).</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>IV. assembly points and evacuation routes; (v) evacuation and refuge protocols; and</p> <p>V. awareness training for employees and contractors, and users/visitors</p>			
B24	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>b) minimise conflicts with other road users;</p> <p>c) minimise road traffic noise; and</p> <p>d) ensure truck drivers use specified routes.</p>	<p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p> <p>Delivery Driver Induction Proforma</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p>	<p>The Driver Code of Conduct is presented in Appendix C of the CTAMP. It addresses requirements a) – d) of this condition.</p> <p>The Driver Code of Conduct has been updated as part of a recent update in the CTAMP.</p> <p>No changes were required on the CTAMP during the audit period; however, the CTAMP is currently under revision.</p>	Compliant
Unexpected Contamination Procedure				
B25	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p>	<p>Interview with auditees 9/2/24.</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>ER endorsement letter – MPW3 RFMA 001 Post Audit CEMP Update – SSD 10431 dated 3 May 2022 updating the Unexpected Finds Protocol (Appendix D)</p>	<p>The Unexpected finds protocol is presented within Appendix D of the CEMP. No unexpected findings to date.</p>	Compliant
PFAS Contamination				
B26	<p>Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable and notify the CCC to discuss requirements for community consultation and the management of identified risks.</p>	<p>Interview with auditees 9/2/24</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Moorebank Precinct West - Per & Poly-Fluoroalkyl Substances (PFAS) Management Plan – Construction, CARAS, 07/12/20</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/20</p>	<p>There has been no change to the PFAS to that reported in the MPW PFAS Management Plan. That document does not identify any unacceptable off-site risk.</p> <p>Included in Appendix D of the CEMP. No unexpected finds</p>	Not Triggered
B27	<p>Prior to the commencement of construction, the Applicant must describe to the EPA the measures that must be implemented to ensure that the long-term risk of increased PFAS contamination as a result of tree root penetration is minimised. These measures to reflect those in the LTEMP and any update to the LTEMP (in relation to landscape planting and maintenance), as referred to at conditions C39 and C40.</p>	<p>Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/2020</p> <p>Email Tactical to the EPA, 24/11/2020</p>	<p>Present in Appendix D of the LTEMP. The LTEMP was submitted to the EPA on 24/11/20. The Project team is not aware of any response from the EPA on the document.</p>	Compliant
Construction Parking				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B28	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site inspection 9/2/24 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP Complaints register current to 1/2/2024	Parking facilities are available on the southwest corner of the site. Location is shown and described in the CTAMP. No off-site parking observed. No complaints received regarding this requirement.	Compliant
Soil and Water				
B29	Prior to the commencement of construction, the Applicant must describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021 Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP) Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))	Stormwater and flood flows are addressed in the CSWMP and FERSP. Both were approved by the DPHI in late 2021. There have been no floods on MPW3 to date. Refer C19 with respect to soil and water management on site.	Compliant
B30	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils	Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021 Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP) Acid Sulfate Soil Management Plan Moorebank Precinct West Site, EP Risk, 30/01/20	As noted in the approved CSWMP, ASS management is set out in MPW precinct wide Acid Sulfate Soil Management Plan which was prepared prior to construction on MPW3. The controls for managing ASS were established under MPW2 and continue to be applied for MPW3 if any ASS is encountered as part of MPW3 works (which is unlikely).	Compliant
Flood Management				
B31	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: a) flood warning and notification procedures for construction workers on site; b) evacuation and refuge protocols; and c) the Flood Emergency Response Sub-Plan required under condition B23.	Flood evacuation (site closure), Georgiou, 12/07/2022. Debrief conducted 04/07/2022 Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Emergency response review form, 04/08/23 (flood emergency drill)	The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols. Drills are required annually. Last flood emergency drill was completed on 04/08/23.	Compliant
Roadworks and Access				
B32	The Applicant must ensure that access points to the site are as approved under MPW Stage 2 (SSD 7709).	Site inspection 9/2/24 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22- (includes Delivery Driver Induction and Traffic Control Plan) Consultation with TfNSW 31/1/24 Consultation with Council 18/1/24 and 31/2/24	Approved access under MPW2 and MPW3 are shown in Figure 1-1 of the CTAMP (Chatham Avenue and Bapaume Road). Chatham Avenue was closed on 05/06/23 and all access was to/from Bapaume Road. This is described in Section 3.2.4 of the approved CTAMP. CTAMP currently been reviewed to provide new access through South of Chatham Ave. Consultation with Council and TfNSW has been undertaken and endorsed by TfNSW on the CTAMP was provided 31/1/2024. The new access arrangement has not been open yet.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B33	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Email from J Wyndham Prince to Mckenzie Group, 21/09/21 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance through issue of the Construction Certificate. No Construction Certificate was issued during this audit period. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Construction Access arrangements				
B34	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1-2004, AS 2890.6-2009 and AS 2890.2-2002 for heavy vehicle usage; b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, is in accordance with the latest version of AS 2890.2; c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; d) all vehicles are wholly contained on site before being required to stop; e) all vehicles must enter and leave the site in a forward direction; f) all loading and unloading of materials are carried out on-site; g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and h) heavy vehicles used for haulage of imported fill must not use Cambridge Avenue during construction and operation of the development	Site inspection and interview with auditee and 9/2/24 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP Turnpath Assessment for Concept Design of MPW Roads and Associated Warehouse Hardstand Areas, Moorebank Logistics Park, Transport and Urban Planning Pty Ltd, September 2019, Ref 19104r	These matters are covered in the CTAMP. During site inspection the following were observed: a) internal roads, driveways and parking associated with the Development are maintained, internal road to access Georgiou's compound have been sealed b) the swept path of the longest construction vehicle entering and exiting the site was followed c) heavy vehicles were not parked on local roads and bins were placed accordingly d) all vehicles were contained on site before being required to stop e) all vehicles that were entering and leaving the site were in forward direction f) all loading and unloading of materials were conducted accordingly, trucks were directed to the weighbridges.	Compliant
Temporary Construction Works Compound Area				
B35	Prior to the commencement of construction, the Applicant must submit revised Construction Layout Drawings to the Planning Secretary for approval. The revised Construction Layout Drawings must show the final layout of key elements of the Temporary Construction Works Compound Area at Appendix 1 and demonstrate the siting of the: a) main construction, operation and maintenance compound, including staff amenities, offices and training rooms, staff kitchen and café facilities (approximately 20,000m ²);	Interview with auditee and Site inspection 9/2/24 Lodgment to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site. Submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped.	The evidence sighted and reviewed satisfies the condition. Lodgment to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site. Also attached, submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) hardstand, laydown and materials stockpile areas (approximately 20,000m2 and 25,000m2); c) materials storage area and car parking (approximately 20,000m2); and d) provision for a permanent access road and temporary loop road. 	Letter from Aspect dated 22/9/2023 re. review of the CEMP and sub-plans with no changes required for MPW3 (SSD 10431).	Presented letter from Aspect dated 22/9/2023 indicating a review of the CEMP and sub-plans was completed with no changes required for MPW3 (SSD 10431).	
PART C: DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <ul style="list-style-type: none"> a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	<p>Site inspection 9/2/24</p> <p>Refer to Appendix D for photos</p>	<p>MPW3 site is internal to the MPW site. The precinct site notices have been erected along Moorebank Avenue.</p> <p>A site notice was sighted during the site inspection with the following observation:</p> <ul style="list-style-type: none"> a) prominently displayed at the boundaries at site b) comply with the required dimension c) made from durable materials d) required data was indicated in the site notice e) mounted visibly <p>Georgiou's also have a site notice entering their site, refer to photo on Appendix D.</p>	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours)</p> <p>Georgiou Beakon System Plant Register viewed 9/2/2024</p> <p>Plant Competency Assessments for Scraper PLR_8088 Caterpillar, last compliance check 12/12/2023</p> <p>Water Cart sighted on site Rego no. XN29PW PLR_1500</p>	<p>The plant register is under Georgiou Beakon System, which identifies all plant on site (across MPW2 and MPW3). Beakon system identifies all key plant parameters, service histories and checks, risk assessments for high-risk plant.</p> <p>The Plant Competency Assessments identify operator competencies which ensure plant is safely used.</p> <p>Sighted records for Scraper PLR_8088 Caterpillar, last compliance check completed on the 12/12/2023. Plant arrived on site 4/5/2023.</p> <p>Water Cart last compliance check was done on the 10/01/2024 prior to that was 5/9/2023.</p>	Compliant
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. 	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p>	<p>Construction hours are communicated to the workforce through Project inductions, they are also included in the CNVMP.</p> <p>The Project team is not aware of any unplanned OOHW on MPW3 during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	No work may be carried out on Sundays or public holidays.	<p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) updated 17/12/2021.</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p> <p>Georgiou SharePoint, Delivery Driver Induction</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Environmental Monitoring Register, current to 29/7/2023 (last OOHW) (includes noise and vibration, dust), Georgiou</p>		
C4	<p>Construction activities may be undertaken outside of the hours in condition C3 if required:</p> <ul style="list-style-type: none"> a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or e) where they are undertaken in accordance with an Out-of-Hours Work Protocol under condition B21(i). 	<p>Interview with auditees and site inspection 9/2/2024</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Georgiou SharePoint, Delivery Driver Induction..</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Interview with weighbridge personnel, 9/2/24</p> <p>Environmental Monitoring Register, current to 29/7/2023 (last OOHW) (includes noise and vibration, dust), Georgiou</p>	<p>Construction hours are communicated to the workforce through Project inductions, they are also included in the CNVMP.</p> <p>The Project team is not aware of any unplanned OOHW on MPW3 during the audit period.</p>	Compliant
C5	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<p>https://moorebankintermodalprecinct.com.au/community/news/</p> <p>Complaints register current to 1/2/2024</p>	No OOHW on MPW3 during the audit period.	Not Triggered
C6	<p>Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday. 	Site inspection and interview with auditees 9/2/2024	The works required on MPW3 to date have not required these high noise activities. The restricted hours are included in the CNVMP works.	Not Triggered
Implementation of Management Plans				
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 	<p>An assessment of requirements from the consent and selected commitments from the CEMP and sub-plans indicates that the plans are being implemented on site.</p> <p>Implementation of mitigation measures are verified during the weekly site inspections. Regular site inspection by the ER and Georgiou were conducted to confirm implementation of the CEMP and subplans. Refer to Appendix E for photos taken during site inspection noting the controls implemented onsite.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 <p>Primary Erosion and sediment control plan, Georgiou, Rev 21, 4/1/2024</p> <p>Beakon inspection register (online)</p> <p>Georgiou internal audit (EMS), 8/12/23</p> <p>Emergency response review form, 04/08/23 (flood emergency drill).</p> <p>Environmental Monitoring Register, current to 29/7/2023 (last OOHW) (includes noise and vibration, dust), Georgiou</p>	<p>Beakon system included: weekly site inspections, toolbox talks, pre and post rain event inspections, fortnightly ER inspections, and monthly reports.</p> <p>Primary ESCP Rev.21 from Georgiou shows the catchment areas and for MPW3 they are not contiguous and less than 20ht.</p>	
No Obstruction of Public Way				
C8	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection and interview with auditees 9/2/2024	<p>During the site inspection, no obstructions have been observed. There is no public access on the western side of Moorebank Ave along the entire length of the MPW3 site.</p> <p>There are boom gates installed to enter MPW3 site and traffic controllers in place.</p>	Compliant
Construction Noise Limits				
C9	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Sub-Plan.	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Georgiou SharePoint, Delivery Driver Induction (no date)</p> <p>Complaints register current to 1/2/2024</p>	<p>Works carried out during the audit period included maintenance of stockpiles and fill importation which are not considered noise works.</p> <p>As set out in section 4.4 of the CNVMP there are no activities by which it will exceed the NMLs. Regardless, Georgiou is adhering to hours, implementing quackers on site, the VMP in the CTAMP is such that vehicle movements involving reversing are negligible.</p> <p>No complaints received for MPW3 to date.</p>	Compliant
C10	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3	Site inspection and interview with auditees 9/2/2024	Permissible hours are included in the CNVMP and communicated to the workforce. No OOHW were planned during the audit period on	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Georgiou SharePoint, Delivery Driver Induction (no date)</p> <p>Complaints register current to 1/2/2024</p>	<p>MPW3. Gates are locked so trucks cannot get in prior to the approved construction hours.</p> <p>No complaints received regarding hours of work.</p>	
C11	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to minimise noise impacts on surrounding noise sensitive receivers.	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Georgio Beakon Plan Register (online)</p> <p>Georgiou Project Induction (Moorebank District), Georgiou January 2024 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Complaints register current to 1/2/2024</p>	<p>The CNVMP and Project induction include detail on the need for non-tonal reversing alarms. Induction also indicates that vehicle alarms must be broadband.</p> <p>Use of non-tonal movement alarms communicated to workers through the project induction and toolbox talks.</p>	Compliant
Vibration Criteria				
C12	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).</p>	Site inspection and interview with auditees 9/2/2024	There are no residential buildings proximal to site. MPW3 is internal to the site.	Not Triggered
C13	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C12	Site inspection and interview with auditees 9/2/2024	MPW3 is internal to the site. There are no residential buildings proximal to site. Vibratory compactors must not be used closer than 30 metres from residential buildings	Not Triggered
C14	The limits in conditions C12 and C13 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B17 of this consent.	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p>	Section 5.1.3 of the CNVMP includes details on the management of vibration in the event safe working distances cannot be achieved. That being said there are no buildings proximal to the safe working distances for MPW3	Not Triggered
Air Quality				
C15	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection and interview with auditees 9/2/2024	Truck covers are a requirement within the CTAMP and Driver Code of Conduct. Works carried out during the audit period included maintenance of stockpiles and fill importation. Low dust generating	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)Appendix Q</p> <p>Beakon inspection register (online)</p> <p>Primary erosion and sediment control plan, Georgio, Rev 21</p> <p>Complaints register current to 1/2/2024</p> <p>Environmental Monitoring Register (includes noise and vibration, dust). Dust data showing DDG and results</p> <p>Dust Deposition Results (DDG reports) from ALS for Sep (4/9/2023), Oct (12/10/2023) and Dec 2023 (5/12/23).</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports</p> <p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 	<p>activities for the past 6 months on MPW3. Water Carts are available and used on site for dust suppression. Refer to photo in Appendix D.</p> <p>Air quality control measures are included in Appendix Q of the CEMP.</p> <p>Exposed areas are limited and have been stabilized (for the purposes of building the road and to access Georgiou's site). Non active work areas have been polymered.</p> <p>Landscaping and footpath (concrete) was completed on MPW36 prior July 2023. The MPW site access was established under MPW2.</p> <p>Dust monitoring is occurring as per the CEMP. There about 5 monitors placed around the site. There have been a few exceedances recorded attributable to construction works nearby e.g. the balustrade works on the rail tracks. No complaints have been received for this audit period on dust.</p>	
C16	<p>During construction, the Applicant must ensure that:</p> <ol style="list-style-type: none"> a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Site inspection and Interview with auditees 9/2/24</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)Appendix Q</p> <p>Beakon inspection register (online)</p> <p>Primary erosion and sediment control plan, Georgio, Rev 21</p> <p>Complaints register current to 1/2/2024</p> <p>Environmental Monitoring Register (includes noise and vibration, dust). Dust data showing DDG results</p> <p>Georgiou SharePoint, Delivery Driver Induction (no date)</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 	<p>Stockpiles appear to be well managed. Dust results indicate results are compliant with applicable criteria.</p> <p>The access and egress to the MPW3 site is well stabilized with a wheel wash being utilized, when required. Trucks were observed to have roll-on/roll-off covers installed and in use. Truck covers are a requirement within the CTAMP and Driver Code of Conduct.</p> <p>Water Carts are available and used on site for dust suppression. Moorebank Avenue is not a public road.</p> <p>Exposed areas are limited and have been stabilized. Non active work areas have been polymerized. Construction roads are kept clean, and no mud is tracked to the public roads.</p> <p>Refer to photos in Appendix D.</p> <p>ER conducted regular site inspections and provided monthly reports, sighted records from August to December 2023 and January 2024.</p>	Compliant

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		<ul style="list-style-type: none"> - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated, 9/2/2024 		
C17	<p>The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:</p> <ul style="list-style-type: none"> a) 2 g/m2/month maximum increase in deposited dust level; and b) 4 g/m2/month maximum deposited dust level. 	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Environmental Monitoring Register (includes noise and vibration, dust). Dust data showing DDG and results.</p> <p>Dust Deposition Results (DDG reports) from ALS for Sep (4/9/2023), Oct (12/10/2023) and Dec 2023 (5/12/23).</p>	<p>Dust deposition results for September, October and December 2023 show results to be adequate. There was no exceedance associated with MPW3 on the west boundary. On the other side of the DDG (close to the baluster) some exceedances were noted.</p>	Compliant
Prevention of Odours				
C18	<p>The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).</p>	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Environmental Representative MRW S2 & S3 Site Inspection Report dated 29/09/22 prepared by Pitt & Sherry</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Complaints register current to 1/2/2024</p> <p>ER Inspection Reports ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 	<p>Mitigation measures and environmental concerns are monitored by the RAP.</p> <p>The CEMP includes details on the management of air quality (including odours). No odours were noted during the inspection or were observed on site.</p> <p>No complaints regarding this requirement.</p> <p>ER conducted regular site inspections and provided monthly reports, sighted records from August to December 2023 and January 2024.</p>	Compliant
Soil and Water				

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C19	<p>All erosion and sediment control measures must be effectively implemented and maintained at design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>Site inspection and Interview with auditees 9/2/24</p> <p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021</p> <p>Primary erosion and sediment control plan, Georgiou, Rev 21.</p> <p>Georgiou post rainfall ERSED inspection reports (Beacon system) on the 18/8/23 and 10/11/23.</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports</p> <p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 <p>CPESC Site Inspection Reports</p> <p>CPESC Site Inspection Reports from ErSed Environmental P/L dated:</p> <ul style="list-style-type: none"> - 28/11/2023 - 31/10/2023 - 03/10/2023 - 05/09/2023 	<p>The CSWMP details the controls to be applied to manage soil and water across MPW. A Primary ESCP has been prepared which sections out catchments in accordance with C21 below.</p> <p>General enviro inspections occur weekly and include checks on soil and water controls.</p> <p>Post rainfall inspections are occurring and also include assessment of controls. Sighted records for ERSED inspection (post rain): 18/8/23 (2ml WH4, WH10) minor blockage in swale, water carts, etc. and 10/11/23 23mm rain. There are 4 basins in the MPW3 footprint. One of them WH10 (next to the stockpile) allows for capture and then transfer the stormwater.</p> <p>ER conducted regular site inspections (fortnightly) and provided monthly reports, sighted records from August to December 2023 and January 2024.</p> <p>An inspection and report by a CPESC were performed on the project. CPESC requirement is for MPW2, reports were provided to ascertain performance about ErSed management.</p>	Compliant
Land Disturbance, Earthworks and Importation of Fill				
C20	<p>The Applicant must:</p> <ol style="list-style-type: none"> a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and c) make these records available to the Certifier, Department or EPA upon request. 	<p>Interview with auditees and site inspection 9/2/2024</p> <p>Imported fill register, current to 7/11/23</p> <p>Letter 13/01/2023 JBS&G-VC re: Excavated Natural Material (ENM) Classification, 343 Milperra Road and 100 Airport Avenue, Bankstown Aerodrome, NSW</p> <p>Letter 28/03/2023 JB&S-VC re: Virgin Excavated Natural Material Classification (VENM): OSD Excavation Footprint, Eastern Portion, 100L Airport Avenue, Bankstown Aerodrome, NSW</p> <p>Waste Classification Certificate EI Dec. Ref E25626.E05.005.Rev1-Willoughby 19/05/2023 issued to Walter Projects Pty Ltd (WPPL) issued by EIAustralia</p>	<p>Material imported to under MPW3 has been VENM, ENM or tunnel spoil from Sydney Metro, M6 Stage 1, Glenfield Waste Services, Lane Cove, Bankstown Airport and Willoughby.</p> <p>The imported VENM, ENM, and tunnel spoil underwent the necessary material characterisation assessments and compliance requirements. This process was documented through the issuance of a Waste Classification Certificate, Material Classification Reports and a Resource Recovery Order (RRO) under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.</p>	Compliant

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		<p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report V1f- C1 Tunnel Stockpiled Materials M6 Stage 1, Arncliffe, NSW 02/03/2022 by ADE Consulting Group</p> <p>Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 - The M6 Stage 1 (hard ground) tunnel spoil exemption February 2022 issued by EPA, 18/02/2022</p> <p>Waste Classification at Burwood North Station – Station Box and South-eastern shaft, 04/10/2022, ADE Consulting Group</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - M6 Stage 1, C1, Corner of Flora and Marsh Street, Arncliffe, NSW 24/10/2022 by ADE Consulting Group</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - C2 Tunnel Stockpiled Materials M6 Stage 1, C2 RMS Depot, 400 West Botany St Rockdale, NSW 25/10/2022 by ADE Consulting Group</p> <p>In-Situ Waste Classification Report, M6 Motorway Stage 1, Rockdale Construction Ancillary Facility Shaft, Tetra Tech Coffey, 30/05/2022</p> <p>Natural Soil Inspection Letter, Tetra Tech to CPBC re: M6 Motorway Stage 1: Rockdale Construction Ancillary Facility (C2) Shaft, 26/08/2022</p> <p>Letter from Douglas Partners to NSW EPA re. Specific Waste Exemption Application – Sydney Metro West – Easter Tunneling Package (The Bay to CBD, Sydney), 16/06/2023</p> <p>Waste Classification Assessment – Residential Development Lane Cove North 3/04/2023 by Asset Geotechnical</p> <p>Routine Tunnel Spoil Compliance Assessment TBM02-JUNE23MAC Stockpile - Bays Station, Port Access Road, Rozelle 27/06/2023 by ADE Consulting</p> <p>Letter 7/12/2022 EPA-AFJV re: The Sydney Metro West (Stage 1) tunnel spoil order and exemption November 2022</p> <p>Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 - The Sydney Metro West (Stage 1) tunnel spoil exemption December 2022 issued by EPA on 7/12/2022</p>		
C21	<p>Land disturbance and land filling activities across the site must be undertaken:</p> <ul style="list-style-type: none"> a) in a phased manner, impacting a maximum contiguous area of sixty-five hectares at any one time; and b) with no disturbance (including vegetation clearing) of another area (other than the construction of erosion and sediments control measures and associated drainage for the separation of clean and dirty water) until: <ul style="list-style-type: none"> I. a C-factor of 0.05 has been achieved on the previous phase; and 	<p>Primary ESCP, Rev 21, Georgiou</p> <p>Site inspection and Interview with auditees 9/2/24</p> <p>CPESC Site Inspection Reports</p> <p>CPESC Site Inspection Reports from ErSed Environmental P/L dated:</p> <ul style="list-style-type: none"> - 28/11/2023 - 31/10/2023 - 03/10/2023 	<p>A Primary ESCP has been prepared which sections out catchments in accordance with C21 and includes C factors.</p> <p>No new areas have been disturbed beyond that disturbed by MPW2). MPW3 has been stabilized 100% of the roadway / footpath and perimeter landscaping was constructed.</p> <p>Primary ESCP Rev.21 from Georgiou shows the catchment areas and for MPW3 they are not contiguous and less than 20ht.</p> <p>Inspections and reports by a CPESC were performed on the project. Sighted records for Sep, Oct and Nov 2023.</p>	Not Triggered

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	<p>II. at least 75% of the permanent stabilisation works have been implemented for the previous phase; and</p> <p>III. at least 95% of all the permanent stabilisation works on any other previously disturbed area have been implemented.</p> <p><i>Note 1: For the purposes of this condition, permanent stabilisation works include established grass cover.</i></p> <p><i>Note 2: For the avoidance of doubt, the site incorporates land across Moorebank Precinct West shown in Appendix 1, and subject of either MPW Stage 2 consent or this development.</i></p>	<p>- 05/09/2023</p>		
C22	<p>Stockpiling of imported fill is not permitted for longer than 6 months before placement.</p>	<p>Site inspection and Interview with auditees 9/2/24</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports</p> <p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated 9/2/2024 <p>Imported Fill Tracking Register, CARAS 7/11/2023</p>	<p>Material has been imported since June 2023 and is being consumed shortly after delivery. No material issues observed by the ER.</p> <p>Imported Fill Tracking Register, CARAS 7/11/2023, last import material on site. The Imported Fill Tracking Register was maintained by CARAS, updated daily, using the data from the Weighbridge. Data from every day, month and year was recorded in the Register.</p>	Compliant
C23	<p>Stockpiles must:</p> <ul style="list-style-type: none"> a) not exceed 10 m in height; b) be benched over 4 m in height; c) have maximum of 1V:3H slopes; and d) be stabilised if not worked on for more than 10 days. 	<p>Site inspection and Interview with auditees 9/2/24</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports</p> <p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p>	<p>Material has been imported since June 2023 and is being consumed shortly after delivery.</p> <p>Stockpiles sighted during the audit met the requirements of this condition (as far as could be determined via visual inspection).</p> <p>Stockpiles are not more than 10m height, GPS and machines confirming that. They have been benched close to 4 metres.</p> <p>No issues observed by the ER or during the site inspection conducted on the 9/2/2024.</p>	Compliant

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		<ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated 9/2/2024 		
C24	Placed fill must be stabilised if construction does not commence within 10 days.	Site inspection and Interview with auditees 9/2/24 ER Inspection Reports ER MPW S2 & S3 Site Inspection Reports for: <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 ER Monthly Reports Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for: <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated, 9/2/2024 	Material has been imported since June 2023 and is being consumed shortly after delivery. No material issues observed by the ER. No areas of place fill on site. WH4 and WH3 are polymerized.	Compliant
C25	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	Site inspection and Interview with auditees 9/2/24 PIWW-RCG-AR-DWG-0101	One fill batter under MPW3 and has been polymerized, is on the eastern side of the road, and therefore is not affecting any biodiversity areas. The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).	Not Triggered
Disposal of Seepage and Stormwater				
C26	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site inspection and interview with auditees 9/2/2024 Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021, Rev. 18. EPL No. 21054 (Discharge point 10 and discharge point 4)	The provisions for the collection and discharge of stormwater drainage during construction were included in the CSWMP and submitted to the Certifier on 06/09/21. The CSWMP was also approved by the Department on 12/11/2021. The audit noted that all drainage is blocked off and there is no discharge to any Council asset. Note: The auditee indicated that stormwater associated with Stage 3 will not be connected to Council stormwater drainage. Stormwater will flow to Georges River and Anzac Creek. Therefore, the second part of this condition will never be triggered.	Compliant

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			According to the auditees, discharged of water EPL discharge point 10 and EPL discharge point 4. Uncontrolled discharge happened after exceedance of rain event.	
Emergency Management				
C27	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Emergency response review form, 04/08/23 (flood emergency drill)</p>	<p>The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols. Emergency Response Process and Muster Point diagram included in the induction presentation.</p> <p>Drill requirements are relevant to all types of events (including floods) and the protocols are followed for MPW3.</p> <p>Sighted Flood evacuation drill completed on the 4/8/2023. Drills are required to be undertaken annually.</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C28	In the event that surface disturbance identifies an Aboriginal Object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	Site inspection and Interview with auditees 9/2/24	No unexpected finds on MPW3 to date.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected Relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW must be contacted. Depending on the possible significance of the Relic, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Site inspection and Interview with auditees 9/2/24	No unexpected finds on MPW3 to date.	Not Triggered
Waste Storage and Processing				
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighboring public or private properties	<p>Site inspection and Interview with auditees 9/2/24</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports</p>	<p>All waste generated during construction was always secured and maintained within designated waste storage areas. MPW3 is contained within the broader precinct and is a net consumer of fill. Risk of offsite dispersion of waste is negligible.</p> <p>Skip bins kept on the site compound. Waste reports from Aussie Skips were sighted.</p> <p>Waste Register has been maintained and is up to Jan 2024 (part of Environmental Monitoring Register).</p>	Compliant

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		<p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated, 9/2/2024 <p>Environmental Monitoring Register – Jan 2024 (includes waste data and was license for Aussies skips)</p>		
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection and Interview with auditees 9/2/24</p> <p>Monthly Waste Reports prepared by Aussie Skip Bin Services for August and September 2023</p> <p>Environmental Monitoring Register – Jan 2024 (includes waste data and was license for Aussies skips)</p>	MPW3 has generated minimal waste as the construction does not involve bulk excavation. Waste generated is pre-classified as General Solid Waste under the Waste Classification Guidelines.	Compliant
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Site inspection and Interview with auditees 9/2/24</p> <p>Environmental Monitoring Register (includes waste data and was license for Aussies skips)</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> - 11/01/2024 - 18/12/2023 - 30/11/2023, 16/11/2023 and 2/11/2023 - 19/10/2023 and 9/10/2023 - 21/09/2023 and 7/09/2023 - 24/08/2023 and 10/08/2023 <p>ER Monthly Reports</p> <p>Letters from Pitt & Sherry to DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> - 1-31 August 2023, dated 14/09/2023 - 1-30 September 2023, dated 6/10/2023 - 1-31 October 2023, dated 13/11/2023 - 1-30 November 2023, dated 14/12/2023 - 1-31 December 2023, dated 29/12/2023 - 1-31 January 2024, dated, 9/2/2024 	<p>No concrete works occurred during the audit period.</p> <p>Environmental Monitoring Register (includes waste data and was license for Aussies skips) has been maintained, up to Jan 2024.</p>	Not Triggered?
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Site inspection and Interview with auditees 9/2/24</p> <p>Monthly Waste Reports prepared by Aussie Skip Bin Services for August and September 2023</p> <p>Aussie Skips Recycling Pty Ltd waste storage and resource recovery EPLs sighted (EPL 20885 and EPL 21389).</p> <p>Environmental Monitoring Register (includes waste data and was license for Aussies skips)</p>	<p>Construction waste is segregated into maximise recycling. Quantities, types, and dates are recorded by the waste contractor and internally. All material is pre-classified under the Waste Classification Guidelines. MPW3 is not an exporter of excavated material.</p> <p>The percentage of waste sent to landfill or recycled is included in monthly waste breakdown reports. Disposal / recycling facilities are identified in the reports. Sighted Aussie Skips monthly waste reports.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Waste Register up to Jan 2024		
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Site inspection and Interview with auditees 9/2/24	No asbestos removal occurred during the audit period.	Not Triggered
Outdoor Lighting				
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection and Interview with auditees 9/2/24 Email J Wyndham Prince to Mckenzie Group, 06/09/21 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Complaints register current to 1/2/2024	Street lighting has been installed on MPW3 but is not operational yet. Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No complaints have been received regarding this requirement. No Construction Certificate was issued during this audit period. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Site Audit Statement				
C36	The Applicant must ensure that the Site Audit Report and Section A Site Audit Statement prepared under condition B169 of MPW Stage 2 (SSD 7709) are implemented for the duration of construction and operation of the development.	Site inspection and interview with auditees 9/2/2024 Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20 Site Audit Statement for OSD 5, 6 and 8 dated 10/11/2023 Report No. 600099_0301-2020-05 Site Audit Report prepared by Enviroview, OSD and Outlets, 10/11/2023. Post Approval Form 14/11/2023 submission of SAR and SAS to the DPE Imported Fill Tracking Register, CARAS, updated up to 7/11/23	The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 has not involved excavation below the separation layer of MPW2. Import of material is monitored by CARAS to verify that only VENM / ENM or other material approved by the EPA is imported to site. Refer A7-A19. Imported Fill Tracking Register, CARAS, updated up to 7/11/23. Presented Site Audit Statement for OSD 5, 6 and 8 dated 10/11/2023 and the Site Audit Report. No permanent surface works on S1 and S2. Verification of implementation of the SAR and the LTEMP is being monitored by JBS&G and is verified through issue of the relevant validation report and SAS and SAR (see C37-C40).	Compliant
C37	Upon completion of importation and placement of fill on any part of the site (inclusive of all fill imported and/or placed under the conditions of this consent, as well as under SSD 7709), and prior to construction of permanent built surface works on that part of the site under any planning approval, the Applicant must submit to the Planning Secretary a Site Audit Report/s and	Site inspection and interview with auditees 9/2/2024 Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20	Verification that the site has been made suitable for its intended land use will be signed off by the Contaminated Site Auditor through the issue of a SAR and SAS for the site. The SAS for the OSD 5,6 and 8 and Outlets was submitted to the DPHI prior to commencement of surface works. Permanent surface works have not commence yet.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	Section A Site Audit Statement/s submitted in accordance with condition B171 of MPW Stage 2 (SSD 7709).	<p>Site Audit Statement for OSD 5, 6 and 8 dated 10/11/2023 Report No. 600099_0301-2020-05</p> <p>Site Audit Report prepared by Enviroview, OSD and Outlets, 10/11/2023.</p> <p>Post Approval Form 14/11/2023 submission of SAR and SAS to the DPE</p>		
C38	The requirements of condition C37 may be satisfied by the submission of a Site Audit Report/s and Section A Site Audit Statement/s in accordance with condition B171 of MPW Stage 2 (SSD 7709).	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p> <p>Site Audit Statement for OSD 5, 6 and 8 dated 10/11/2023 Report No. 600099_0301-2020-05</p> <p>Site Audit Report prepared by Enviroview, OSD and Outlets, 10/11/2023.</p> <p>Post Approval Form 14/11/2023 submission of SAR and SAS to the DPE</p>	<p>Site Audit Statement for OSD 5, 6 and 8 dated 10/11/2023 Report No. 600099_0301-2020-05</p> <p>Site Audit Report prepared by Enviroview, OSD and Outlets, 10/11/2023.</p> <p>Post Approval Form 14/11/2023 submission of SAR and SAS to the DPE</p>	Compliant
Long Term Environmental Management Plan				
C39	The Applicant must ensure that the Long-Term Environmental Management Plan/s (LTEMP) prepared under condition B172 of MPW Stage 2 (SSD 7709) is/are implemented for the duration of construction and operation of the development.	<p>Site inspection and interview with auditees 9/2/2024</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20 posted I the website.</p> <p>Site Audit Statement for OSD 5, 6 and 8 dated 10/11/2023 Report No. 600099_0301-2020-05</p> <p>Site Audit Report prepared by Enviroview, OSD and Outlets, 10/11/2023.</p> <p>Post Approval Form 14/11/2023 submission of SAR and SAS to the DPE</p> <p>Imported Fill Tracking Register, CARAS, up to 7/11/23</p>	<p>The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 has not involved excavation below the separation layer of MPW2.</p> <p>Import of material is monitored by CARAS to verify that only VENM / ENM or other material approved by the EPA is imported to site. Refer A7-A19. Imported Fill Tracking Register, CARAS, updated up to 7/11/23.</p> <p>Verification of implementation of the LTEMP is being monitored through the issue of the SAS and SAR. Sighted Site Audit Statement for OSD 5, 6 and 8 dated 10/11/2023 Report No. 600099_0301-2020-05 and the Site Audit Report prepared by Enviroview, OSD and Outlets, 10/11/2023.</p>	Compliant
C40	Any future update to the final approved LTEMP under MPW Stage 2 (SSD 7709) must be prepared in consultation with an NSW EPA accredited Site Auditor. Evidence that the Site Auditor agreed to the updates made to the LTEMP/s prepared under conditions B172 of MPW Stage 2 (SSD 7709) must be submitted to the Planning Secretary.	Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20	The LTEMP remains unchanged.	Not Triggered
Independent Environmental Audit				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter DPHI to Aspect, 24/01/2023 DPHI approval dated 31/01/2024 Independent Audit Team	WolfPeak were approved as the Independent Auditors before the commencement of the third Independent Audit. Sithed DPHI approval dated 31/01/2024 Independent Audit Team.	Compliant
C42	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit No. 4 Audit Report, WolfPeak, 18/09/2023 Independent Audit Post Approval Requirements, May 2020 Email DPHI to WolfPeak, 15/01/24 (DPE response on consultation of Audit No.5)	All Independent Audits have been conducted in accordance with the IAPAR. The auditor is not aware of the DPHI providing any feedback on the fourth audit report. No issues were raised during consultation with the Department as part of this second audit. This Independent Audit has been conducted in accordance with ISO 19011 and the IAPAR.	Compliant
C43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 9/2/24 Email DPHI to WolfPeak, 15/01/24 (DPHI response on consultation on Audit No.5)	The Project team are not aware of any alternate timeframes being specified by the DPHI. No alternate timeframes were raised by the Department during consultation on this second audit.	Not triggered
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: c) review and respond to each Independent Audit Report prepared under condition C42 of this consent, or condition C43 where notice is given; d) submit the response to the Planning Secretary; and e) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Independent Audit No.4 Audit Report, WolfPeak, 18/09/2023 Letter Aspect to DPHI, 19/09/23 (Auditee response to fourth Audit Report and notification of non-compliances) DPHI post approval portal lodgment, 19/09/23 https://moorebankintermodalprecinct.com.au/community/document-library/?precinct=moorebank-precinct-west&instrument_number=stage-3-subdivision-ssd-10431&type=independent-reviews-and-audits	The fourth Independent Audit site inspection was conducted on 11/08/23. The final report and the auditee's response were submitted on 19/09/23. Non-Compliance: The audit report and response to audit findings were not published on the project website within 60 days after submission to the DPHI. Report and Response to report were posted on the website on the 8/2/23.	Non-Compliant
C45	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Independent Audit No.4 Audit Report, WolfPeak, 18/09/2023 Letter Aspect to DPHI, 19/09/23 (Auditee response to fourth Audit Report and notification of non-compliances) DPHI post approval portal lodgment, 19/09/23	The fourth Independent Audit site inspection was conducted on 11/08/23. The final report and the auditee's response were submitted on 19/09/23.	Compliant
C46	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	The Project is in construction.	This condition is not under this audit period.	Not Triggered
PART D: PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE				
Staging of Subdivision				
D1	This consent allows staging of subdivision provided that, prior to the issue of the first Subdivision Certificate, the Applicant provides a Subdivision Staging Plan to the Planning Secretary for approval. The Subdivision Staging Plan must clearly identify each stage of the subdivision and the relevant estate works that relate to each stage (including but not limited to site services, internal roads and stormwater drainage).	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
D2	<p>If the Planning Secretary approves a Subdivision Staging Plan under condition D1, the Applicant must:</p> <ul style="list-style-type: none"> a) carry out the subdivision in accordance with the approved Subdivision Staging Plan; and b) prior to the issue of a Subdivision Certificate for any stage of the subdivision, all subdivision works, and relevant estate works identified in the approved Subdivision Staging Plan for that stage must be completed. <p>Any update of the approved Subdivision Staging Plan required under condition D1 must be provided to the Planning Secretary for approval, prior to issue of a Subdivision Certificate for the relevant stage. If an updated Subdivision Staging Plan is approved, the Applicant must comply with the requirements of (a) and (b) in relation to that approved updated plan.</p>	-	-	Not Triggered
Works as Executed Plans				
D3	<p>Prior to the issue of a Subdivision Certificate, detailed works as executed drawings must be prepared and endorsed by a Registered Surveyor, which show that the relevant estate works (including but not limited to site services, internal roads and stormwater drainage) have been completed. The works as executed drawings must be submitted to the Certifier prior to the issue of a Subdivision Certificate</p>	-	-	Not Triggered
Statement of Compliance				
D4	<p>Prior to the issue of a Subdivision Certificate, a Statement of Compliance shall be provided to the Certifier demonstrating that the proposed subdivision is consistent with relevant conditions of any relevant planning approval/development consent (to the extent that they are relevant and required for that stage), including but not limited to MPW Concept Proposal & Stage 1 (SSD 5066), MPW Stage 2 (SSD 7709) and the conditions of this consent.</p>	-	-	Not Triggered
Easements				
D5	<p>The Applicant must create and display on the Subdivision Plan those particular easements as required, inclusive of the requirements of conditions D6-D7 of this consent. The easements must include those easements described for the whole of the MPW site included in Appendix A of the Moorebank Precinct West - Stage 3 - Response to Submissions Report (SSD 10431) (Aspect Environmental, July 2020).</p>	-	-	Not Triggered
D6	<p>The drainage easements must be consistent with the final drainage details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.</p>	-	-	Not Triggered
D7	<p>The access easements must be consistent with the final access details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.</p>	-	-	Not Triggered
D8	<p>As part of the Subdivision certification process and prior to lodgment of the Subdivision Plan at the NSW Land Registry Services (LRS), the Applicant must prepare a section 88B instrument as a component of the Subdivision Plan for</p>	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	the creation of all relevant easements, restrictions and covenants. The Subdivision Plan shall provide to the Certifier and the Planning Secretary evidence that all easements required by this approval, have been lodged for registration or registered at the NSW Land Registry Services.			
Telecommunications				
D9	<p>Prior to the issue of a Subdivision Certificate for the development, the Applicant is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <ul style="list-style-type: none"> a) the installation of fibre-ready facilities to applicable lots and/or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises demonstrated through an agreement with a carrier. 	-	-	Not Triggered
D10	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	-	-	Not Triggered
Sydney Water Compliance Certificate				
D11	Prior to the issue of any Subdivision Certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing to the site under section 73 of the Sydney Water Act 1994.	-	-	Not Triggered
Operational Management				
D12	<p>Prior to the issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPW Site must be prepared and submitted to the Planning Secretary for approval. The OEMP must:</p> <ul style="list-style-type: none"> a) specify that SIMTA, as Qube Holdings Limited, or another nominated single entity named in the OEMP, retains sole responsibility for delivery and ongoing maintenance of estate works (including but not limited to site services, internal roads, stormwater drainage, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) across the entirety of the Site; and b) prescribes the management and maintenance measures applicable to the estate works described at (a) above. 	-	-	Not Triggered
D13	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) not commence subdivision of the development until the OEMP is approved by the Planning Secretary; and b) carry out the operation of the development in accordance with the OEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time. <p><i>Note: Nothing in this condition precludes the Applicant from construction of permanent built surface works.</i></p>	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
D14	The requirement to comply with the OEMP is to be registered on title.	-	-	Not Triggered
Evacuation and Emergency Planning				
D15	<p>Prior to issue of a Subdivision Certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared by a suitably qualified and experienced person(s) and be consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development</i></p>	-	-	Not Triggered
PART E: DURING OPERATION				
Community Communication Strategy				
E1	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	-	-	Not Triggered
Discharge Limits				
E2	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	-	Not Triggered
Dangerous Good				
E3	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	-	-	Not Triggered



APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

NSW Planning ref: SSD-10431-PA-62

██████████
Director
ASPECT ENVIRONMENTAL PTY LIMITED
SUITE 117, 25 SOLENT CIRCUIT
BAULKHAM HILLS 2153
31/01/2024

Sent via the Major Projects Portal only

Subject: Moorebank Precinct West Stage 3 - IEA Auditor Approval

Dear ██████████

Reference is made to your post approval matter, SSD-10431-PA-62, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of Moorebank Precinct West Stage 3 (**Project**), submitted as required by Schedule 2, Condition C41 of SSD-10431 as modified (**the Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 12 January 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C41 of the consent and the NSW Planning, *Independent Audit Post Approval Requirements (2020)*, as nominee of the Planning Secretary, I endorse the following independent audit team from Wolfpeak:

- Mr ██████████ (Lead Auditor)
- Ms ██████████ (Alternate Lead Auditor)

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements (2020)*. Failure to meet these requirements will require revision and resubmission.

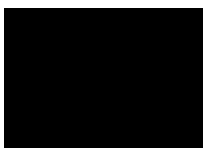
Please note that this is an agreement for the audit team listed above for the project's construction stage only. If there are any changes to the approved audit organisation, and/or audit team member/s, a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the relevant audit.

For the operational phase of the project, you must submit a request for a different audit organisation and team to be approved by the Planning Secretary, where required under the IAPAR and the Consent.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact ██████████ Senior Compliance Officer on 0288376395 or email compliance@planning.nsw.gov.au

Yours sincerely



Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary



APPENDIX C – CONSULTATION RECORDS

DPHI Consultation

From: [REDACTED]
Sent: Monday, 15 January 2024 2:22 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Moorebank Intermodal Precinct West - Stage 3 - Independent Audit No.5

Dear [REDACTED]

Thank you for contacting NSW Planning in relation to the 5th IEA for Moorebank Intermodal Precinct West – Stage 3, SSD 10431 (**Project**).

NSW Planning requests that WolfPeak examine whether conditions related to fill importation and placement: A8, A9, A10, A11, A12, A13, A14, and A19 have and are being complied with and whether the Fill Importation Management Plan is being fully implemented.

In regard to the consultation of other parties or agencies, if you have not already done so, please consult with the EPA and Liverpool City Council.

Please attach a copy of this email to the final audit report.

If you have any questions or comments about this, please don't hesitate to contact me.

Regards,

[REDACTED]
Senior Compliance Officer

Planning & Assessment | Department of Planning, Housing and Infrastructure
T 02 8837 6395 | M [REDACTED] | E [REDACTED]
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically. If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.



Liverpool City Council Consultation

From: [REDACTED]
Sent: Wednesday, 24 January 2024 3:46 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Moorebank Intermodal Precinct West - Stage 3 - Independent Audit No.5

You don't often get email from ostel@liverpool.nsw.gov.au. [Learn why this is important](#)

Hi [REDACTED]

There is nothing specific that Council is aware of other than the usual noise, dust, and traffic related issues that will be captured under the existing conditions of consent.

Cheers,

[REDACTED]
Coordinator Strategic Planning

LIVERPOOL CITY COUNCIL | 02 8711 7886 | [REDACTED]
Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia
[f](#) [i](#) [in](#) www.liverpool.nsw.gov.au



We acknowledge the traditional custodians of the land that now resides within Liverpool City Council's boundaries, the Darug and Dharawal nations and pay our respects to their Elders past, present and emerging.

This email (including any attachments) may contain confidential and/or legally privileged information. If you are not the intended recipient please delete this email and notify us by telephone. Any privilege is not waived and the storage, use or reproduction is prohibited.

From: [REDACTED]
Sent: Monday, January 15, 2024 2:46 PM
To: LCC <LCC@liverpool.nsw.gov.au>
Cc: [REDACTED]
Subject: Moorebank Intermodal Precinct West - Stage 3 - Independent Audit No.5

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on Moorebank Intermodal Precinct West – Stage 3, SSD10431 (the Project). I am currently preparing to undertake the fifth independent audit (IA5) of the Project. The audit is required to be conducted in accordance with SSD10431 conditions C42, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/moorebank-intermodal-precinct-west-stage-3>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

The audit is planned to take place on the **9 of February 2024**. The audit pertains to post-approval requirements and compliance.

The Department has requested consultation with the Liverpool City Council on the scope of the audit. We kindly request your input on any key issues relating to post-approval requirements and compliance, any concerns in relation to the project construction activities and how they have impacted the environment, or any specific areas where you would like us to focus during the audit that are not already called up by the scope in Section 3.3 of the IAPAR.

Looking forward to hearing from you.

Kind regards,

[REDACTED]
Lead Auditor – Risk, Audit & Compliance



E: [REDACTED]
M: [REDACTED] 1800 979 716
Gadigal Country
Suite 2, Level 10, 82 Elizabeth St
Sydney NSW 2000



EPA Consultation

From: [REDACTED]
Sent: Monday, 15 January 2024 2:43 PM
To: info@epa.nsw.gov.au; info@environment.nsw.gov.au
Cc: [REDACTED]
Subject: Moorebank Intermodal Precinct West - Stage 3 - Independent Audit No.5

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on Moorebank Intermodal Precinct West – Stage 3, SSD10431 (the Project).

I am currently preparing to undertake the fifth independent audit (IA5) of the Project. The audit is required to be conducted in accordance with SSD10431 conditions C42, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/moorebank-intermodal-precinct-west-stage-3>

The IAPAR is available at the following link:
<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

The audit is planned to take place on the **9 of February 2024**. The audit pertains to post-approval requirements and compliance.

The Department has requested consultation with the NSW EPA on the scope of the audit. We kindly request your input on any key issues relating to post-approval requirements and compliance, any concerns in relation to the project construction activities and how they have impacted the environment, or any specific areas where you would like us to focus during the audit that are not already called up by the scope in Section 3.3 of the IAPAR.

Looking forward to hearing from you.

Kind regards,

[REDACTED]
Lead Auditor – Risk, Audit & Compliance

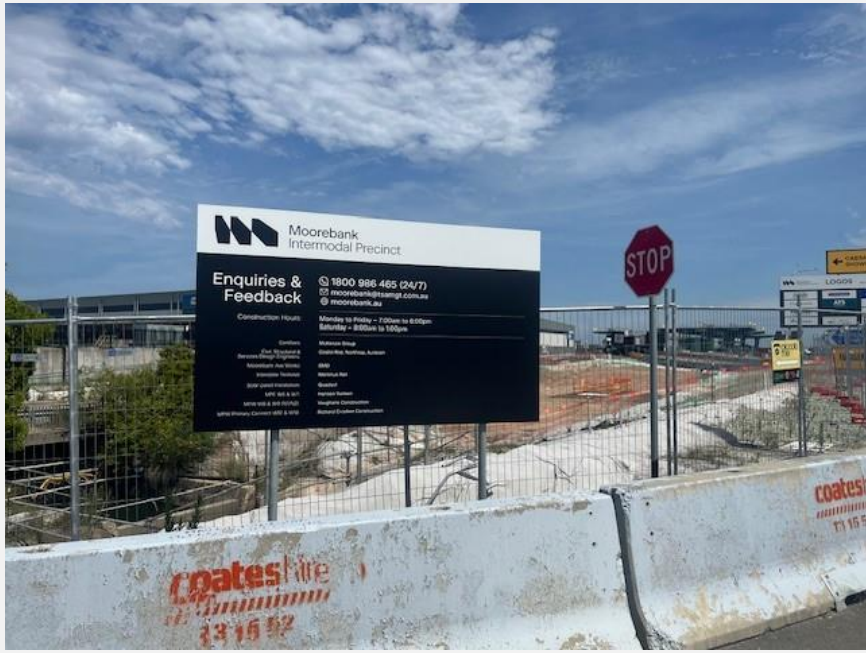



E: [REDACTED]
M: [REDACTED]

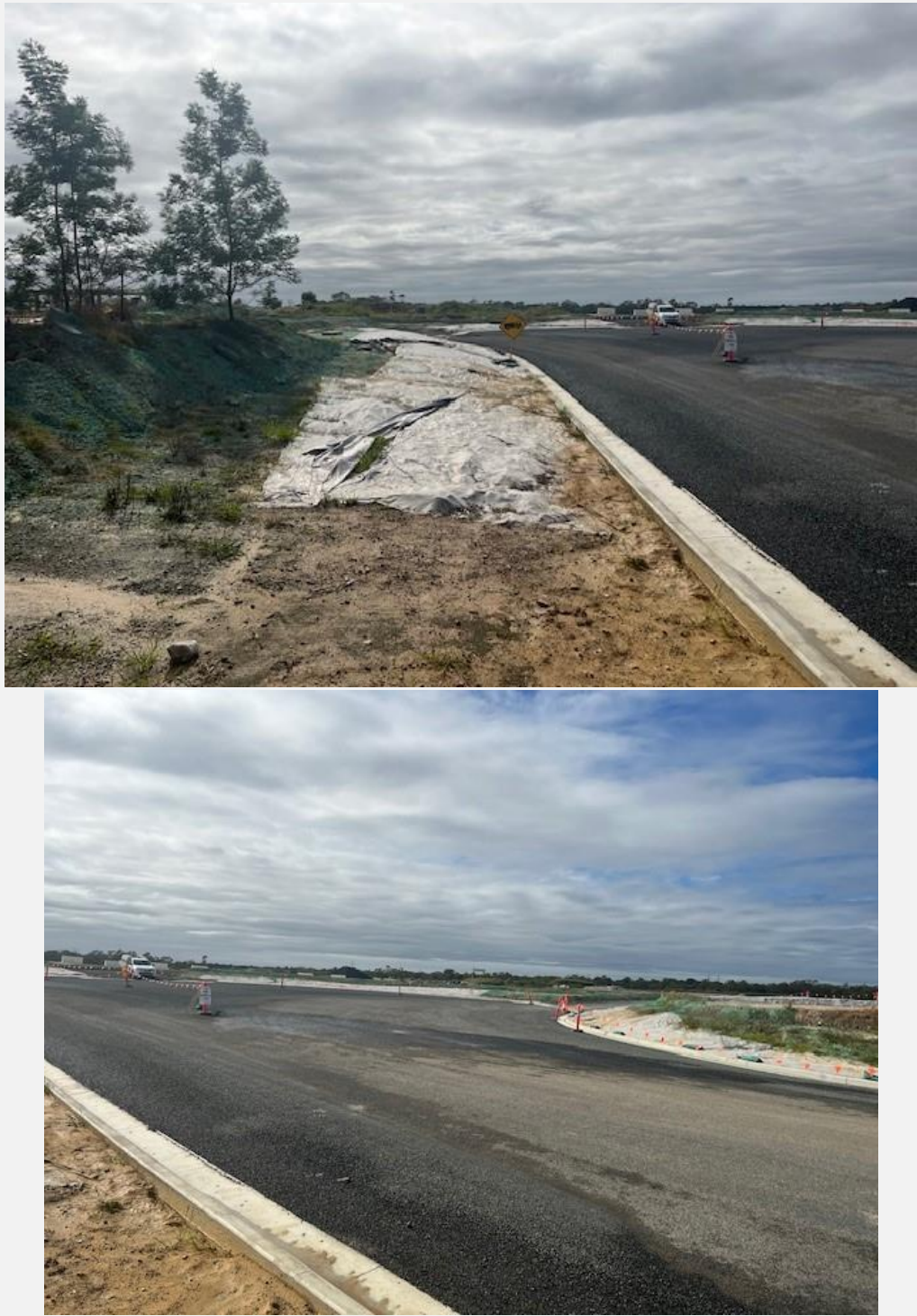
Gadigal Country
Suite 2, Level 10, 82 Elizabeth St
Sydney NSW 2000







APPENDIX D – SITE INSPECTION PHOTOGRAPHS



No.	Comment	Photograph
1	Site Notice in place	
2	Georgiou's sign in place before entering the MPW3 site	



No.	Comment	Photograph
3	Completed footpath and landscape maintained	
4	Internal Road free of dust and mud	


No.	Comment	Photograph
5	Sealed internal Road to access Georgiou	

No.	Comment	Photograph
6	Erosion and sediment controls around stormwater drains	
7	<p>Street sweeper in use</p> <p>Erosion and sediment controls around stormwater drains</p>	

No.	Comment	Photograph
8	Internal road free of dust and mud	
9	Sandstone stockpile maintained	

No.	Comment	Photograph
10	Stockpile maintained	
11	Stockpile maintained	

No.	Comment	Photograph
12	Stockpiles maintained	
13	Water Cart used on site	

No.	Comment	Photograph
14	OSD Basins in place	

No.	Comment	Photograph
15	Riparian demarcation in place	
16	Crusher (not used yet)	



APPENDIX E – AUDITOR DECLARATION

Project Name:	Moorebank Intermodal Precinct West - Stage 3
Consent Number:	SSD 10431
Description of Project:	Moorebank Precinct West – Stage 3 comprising: <ul style="list-style-type: none"> - staged subdivision of the MPW site into nine allotments - importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion - establishment and use of a temporary construction work compound area in the southern portion of the MPW site ancillary works to facilitate establishment, access and servicing of the works compound and subdivision.
Project Address:	Moorebank Avenue, Moorebank, NSW (Lot 1 in DP 1197707 and Lot 100 in DP 1049508).
Proponent:	Sydney Intermodal Terminal Alliance (SIMTA), as Qube Holdings Ltd
Title of Audit	Independent Audit No. 5
Date:	23 February 2024

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor:	[REDACTED]
Signature:	[REDACTED]
Qualification:	Bachelor of Industrial Engineering and Master of Engineering Management Exemplar Global Auditor Number No. 115421
Company:	WolfPeak Pty Ltd



APPENDIX F – ATTENDANCE REGISTER

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		Moorebank Precinct West - stage 3		
LOCATION:		400 Moorebank Ave, 20605 office		
DATE/TIME (Opening Meeting):		9/2/24 9:00am	DATE/TIME (Closing Meeting): 9/2/24 3:20pm	
Lead Auditor:		Audit Scope: SSD 10431		
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
[REDACTED]	Lead Auditor	wolfPeak	[REDACTED]	
[REDACTED]	Associate Director	Aspect		
[REDACTED]	Consultant	Aspect		
[REDACTED]	consultant lead advisor	CARAS		
[REDACTED]	J. Wyndham Prince	Project manager		
[REDACTED]	ENVIR. MANAGER	Georgiou		