

# INDEPENDENT AUDIT NO. 4 – AUDIT REPORT

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MOOREBANK INTERMODAL PRECINCT WEST STAGE 2  
(SSD 7709)

APRIL 2024

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**Project No.:** 1049

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## ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
CEMP	Construction Environment Management Plan
CoCs	Conditions of Consent (or Conditions)
CPESC	Certified Professional in Erosion and Sediment Control
DPHI or Department	Department of Planning, Housing and Infrastructure (formerly Department of Planning and Environment or DPE)
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 (NSW)</i>
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements (the Department, 2018)
MPWS2	Moorebank Precinct West Stage 2
OOHW	Out of Hours Works
the Project	The Development as described in the EIS and approved under SSD 7709
Proponent	Sydney Intermodal Terminal Alliance (SIMTA), now LOGOS Property Group Consortium
POEO	<i>Protection of the Environment Operations 1997</i>
RtS	Response to Submission
SSD	State Significant Development

## EXECUTIVE SUMMARY

The Moorebank Precinct West (Stage 2) project (MPW2, or the Project) is part of the broader Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Intermodal Precinct (MIP). The MIP development involves the construction and operation of intermodal freight terminal facilities at Moorebank in south-west Sydney, linked by rail to Port Botany and the interstate rail network.

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).

MPW development is a staged development subject to a number of development consents granted under the State Significant Development (SSD) provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). On 11 November 2019, the NSW Independent Planning Commission (the Commission or IPC) approved the development application for the MPW – Stage 2, SSD 7709 (MPW2). LOGOS is the responsible body for developing and operating the Project. The Project comprises:

- Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum
- Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility
- Intersection upgrades on Moorebank Avenue at Anzac Road and Bapaume Road
- Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site
- Construction works and temporary ancillary facilities.

This Audit Report presents the outcomes of the fourth independent audit (IA4) undertaken for the MPW2 (SSD 7709) located at Moorebank Avenue, Moorebank covering the period from April 2023 to March 2024 (the audit period).

This IA4 was undertaken in accordance with the State Significant Development SSD-7709 Condition of Consent (CoC) C17 and in accordance with *Independent Audit Post Approval Requirements, 2018* (IAPAR). WolfPeak was engaged as the Independent Auditor, approved by the Department of Planning, Housing and Infrastructure (DPHI or the Department). The objective of this Independent Audit is to verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project.

Works conducted under SSD-7709 during the audit period by the different construction contractors comprising:

- Georgiou – Completion and hand over of On-site detention (OSD) basins 5, 6 and 8; construction and painting of the noise wall; completion of site preparation works Northern warehouse pads 1 and 2; ongoing placement of materials for preparation of northern pads 3 and 4; ongoing site warehouse pad preparation in MPW south of WH6; hand over of southern warehouse pads 1,2 and 5; and surface water management.

- BMD - Decommissioned Chatham Ave; rebuilt Bapaume Road from subgrade up, installed stormwater and opened as MPW main access; utility relocations and road construction for western half of MAAI intersection and Bushmaster Ave; commenced road construction on land acquired from Defence for MAAI South Easter corner; and 100m<sup>2</sup> tree clearing in Lot 100 for MAAI Stormwater construction.
- RCC – WH6 received practical completion, WH5 construction ongoing (including office fit out, fit out of racking, plant and equipment; environment control maintenance, landscaping, lighting, hardstand and block walls; and commissioning works in WH6 and WH5.
- John Holland - Construction and installation of track infrastructure and signalling equipment, tamping and regulating over 4km track and ballast; pavement works, installation of stormwater and drainage infrastructure; and surface water and environmental controls management.
- Vaughan Constructions – Pad 1 and 2 leveling for warehouse construction; warehouse 1 and 2 construction, including inground infrastructure; surface water and environmental control management.

The overall outcome of the Independent Audit indicated that compliance was proactively tracked by the key project personnel. Compliance records were organised and available at the time of the site inspection and during interviews with project personnel on 7 and 8 of March 2024.

### Summary of Findings

Relevant environmental and compliance monitoring records were collected and reviewed as required to provide verification of compliance to statutory requirements and the broader project environmental requirements. In summary:

- There were 293 Conditions assessed.
- Four (4) Conditions were considered by the Auditor to be non-compliant. These relate to non-compliance with the conditions of consent as per CoC A3, late submission of design documentation to the Department for external walls and cladding (CoC A26), late submission of Construction Progressive Erosion and Sediment Control (CPESC) reports for August, September and October 2023 from RCC to the Department (CoC B32), deficiencies on implementing erosion and sediment controls by RCC on the Warehouses Janus North (JN) and Janus South (JS) and implementation of CEMP and relevant sub-plans resulting in a sediment laden discharge event in February 2023 (CoC C4).
- One (1) observation was identified, which relate to the Western Ring Road adjacent to Vaughan site requiring cleaning and sweeping to prevent mud tracking.
- 201 Conditions were considered by the Auditor to be compliant.
- 88 Conditions were considered by the Auditor to be not triggered.

With regards to the status of the previous findings from the third Independent Audit (IA3), all findings have been closed out.

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 from Aspect Environmental, J. Wyndham Prince (JWP), Georgiou, BMD, Richard Crookes Construction and John Holland Rail (all representing LOGOS) for their cooperation and assistance during the Independent Audit.



# 1. INTRODUCTION

## 1.1 Project overview

The Moorebank Precinct West (Stage 2) project (MPW2, or the Project) is part of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Intermodal Precinct (MIP) development. The MIP 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 MIP 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 MIP development is a staged development subject to a number of development consents granted under the State Significant Development (SSD) provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). On 11 November 2019, the NSW Independent Planning Commission (the Commission or IPC) approved the development application for the MPW – Stage 2, SSD 7709 (MPW2). LOGOS is the responsible body for developing and operating the Project.

The approval for the MPW2 involves the following works:

- Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum, including:
  - a rail terminal with nine rail sidings and associated locomotive shifter
  - a rail link connection from the sidings to the rail link constructed under MPE Stage 1 (SSD 6766) to the Southern Sydney Freight Line (SSFL)
  - rail and truck container loading and unloading and container storage areas
  - truck waiting area and emergency truck storage area
  - container wash-down facilities and degassing area
  - mobile locomotive refueling station
  - engineer's workshop, administration facility and associated car parking
- Operation of the IMT facility includes operation of the rail link to the SSFL and container freight movements by truck to and from the Moorebank Precinct East (MPE) site.
- Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility and including:
  - six warehouses with a total gross floor area (GFA) of 215,000 m<sup>2</sup> and, for each warehouse, associated offices, staff amenities, hardstands and truck and light vehicle parking
  - 800 m<sup>2</sup> freight village (operating from 7am to 6pm, 7 days/ week) including staff/ visitor amenities

- internal roads, noise wall, landscaping, lighting and signage.
- Intersection upgrades on Moorebank Avenue at:
  - Anzac Road providing site access
  - Bapaume Road for left turn only out of the site
- Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site.
- Construction works and temporary ancillary facilities, including:
  - vegetation clearing, top soil stripping and stockpiling and site earthworks and temporary on site detention
  - importation of up to 1,600,000 m<sup>3</sup> of uncompacted fill, temporary stockpiling and placement over the entire site to raise existing ground levels by up to 3 m
  - materials screening, crushing and washing facilities importation and placement of engineering fill and rail line ballast
  - installation and use of a concrete batching plant
  - utilities installation/ connection

The general layout of the MPW2 development is shown in Figure 2.

The Project has been modified on two occasions:

- MOD-1 was approved on 24 December 2020 and relates to adjust the southern operational boundary of the MPW2 warehouse area (footprint) and change the maximum warehouse building heights across warehouse areas 5 and 6 (JN and JR). Amendments were also made to increase operational noise criteria and to allow for the storage of dangerous goods on-site at warehouse areas 5 and 6.
- MOD-2 was approved on 30 September 2021 and relates to amendments to the extent of maintenance track requirements (condition B2(g)), enable location of power services within the roadway (condition B87), and amend Out of Hours Works Protocol requirements (condition B135(g)).



Figure 1-1 MPW Stage 2 Site Location

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



MPW Stage 2 Construction Environmental Management Plan

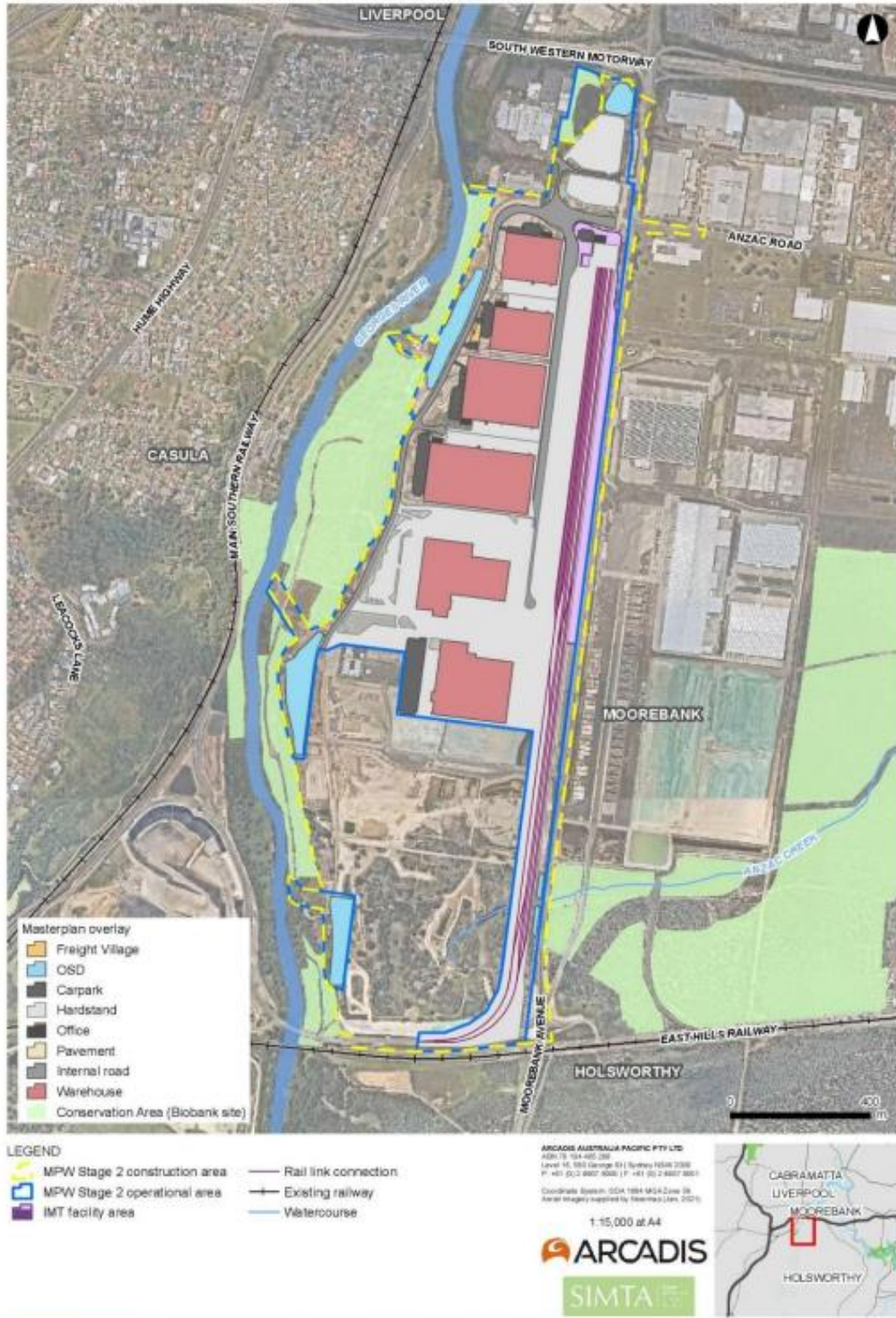


Figure 2 – MPW2 Project Overview (Source: MPW S2 and S3 CEMP, Rev Q, SIMTA 2 December 2021)

LOGOS has engaged a number of parties to help deliver the Project including (but not limited to), J. Wyndham Prince (JWP), Aspect Environmental (Aspect) and Caras, each of whom manage / oversee contractors and consultants responsible for construction, transport / haulage, waste and technical support etc. For the purpose of the audit, Aspect acts as LOGOS’s representative.

Main Contractors on the project are:

- Georgiou is the principal earthworks and civils construction contractor on the Project.
- BMD are the principal contractor for works adjacent to Moorebank Avenue.
- Richard Crookes Construction have been engaged as the principal contractor for the development of Warehouses 5 and 6.
- John Holland Rail is the main contractor delivering the interstate rail (including connection to the IMEX rail line) and terminal.
- Vaughan Constructions have been engaged for the Warehouse 1 and 2 construction.

Within this Audit Report, these parties may be collectively referred to as LOGOS, Project team or the auditees.

## 1.2 Approval requirements

SSD 7709 Conditions of Consent (CoC) C16 – C19 of Schedule 2 set out the requirements for undertaking Independent Audits. CoC C17, in particular the states:

*Independent Audits of the development must be conducted and carried out in accordance with:*

*(b) the requirements of an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).*

## 1.3 The audit team

In accordance with 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 list of independent auditors who performed the auditing works are shown on Table 2.

Table 1 - Audit Team

Name	Company	Participation	Certification
[REDACTED]	WolfPeak	Lead Auditor	Master of Engineering Management Exemplar Global Certified Lead Environmental Auditor [REDACTED]
[REDACTED]	WolfPeak	Lead Auditor (Attended to site inspection only)	Master of Environmental Engineering Management Exemplar Global Certified Lead Environmental Auditor [REDACTED]

Approval of the Audit Team was provided by the Department on 30 January 2023. The letter is presented in Appendix B. Declaration of independence are presented in Appendix E.

## 1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 7709 Schedule 2, CoC C17. CoC C17 states:

*Independent Audits of the development must be carried out in accordance with:*

*(a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition C16 of this consent; and*

*(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).*

The Independent Audit Program was prepared in accordance with CoC C16 and IAPAR and submitted to the Department and the Certifying Authority. The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Independent Audit seeks to fulfill the requirements of CoC C17, verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project.

## 1.5 Audit scope

This Audit (IA4) is the fourth audit for the Project covering the period from April 2023 and March 2024 (the audit period).

The scope of the Independent 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
  - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the *Protection of the Environment Operations Act 1997* or as otherwise agreed by the Secretary.
- 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, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level review of the project's environmental management systems
- 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, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The 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 29 February 2024 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department requested consultation to be undertaken with the EPA. The summary of focus areas is listed in Table 3 below.

*Table 2 - Areas of focus requested during consultation*

Stakeholder	Areas of Focus	How was addressed
Department of Planning, Housing and Industry (DPHI)	The Department did not require the review of any other key issues during the audit and requested consultation with the NSW EPA and Liverpool City Council.	Refer Appendix A.
Liverpool City Council	No response.	-
NSW EPA	No response.	-

The consultation records are attached in Appendix C.

#### 2.2.4 Meetings

Opening meeting was held on 7 March 2024 at the MPW construction site with project personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the site inspection scope



- Items raised by the Department (Table 3) for inclusion in the audit
- Overview of the project and status of the works
- Conduct of a site walk led by the project team to review implementation of mitigation measures and environmental controls
- Interviews with each of the Principal Contractors on site.

Document review sessions were held on 8 March 2023 with project personnel and WolfPeak auditor to:

- Confirm the purpose and scope of the audit
- Provide overview of the project documentation (CEMP and its sub-plans) and records to verify compliance with the SSD 7709 conditions
- Conduct the audit based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance, and
- Discuss any identified findings and any actions noted during site inspection and document review.

A closing meeting was held on 8 March 2024 where the 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 7 and 8 of March 2024 with key project personnel during the site inspection and document review. During the inspection key personnel involved in on-site Project delivery, including those with responsibilities for environmental management, who could assist on verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed requests for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 4.

*Table 3 - Audit meeting attendance and personnel interviewed*

Personnel	Position	Company
██████████	Associate Director (LOGOS Representative)	Aspect Environmental
██████████	Consultant	Aspect Environmental
██████████	Environment Manager	BMD
██████████	Environment Advisor	BMD
██████████	Environmental Manager	Georgiou Group
██████ ████████	Environmental Advisor	Georgiou Group
██████████	Environmental Representative	John Holland Group

Personnel	Position	Company
[REDACTED]	Environmental Representative	John Holland Group / RARE
[REDACTED]	Contract Admin	Vaughan Constructions
[REDACTED]	Site Manager	Vaughan Constructions N1
[REDACTED]	WHSE Advisor	Richard Crookes Construction
[REDACTED]	Project Site Engineer	Richard Crookes Construction

### 2.2.6 Site inspection

The on-site audit activities took place on 7 March 2024 and included an inspection of the entire site and work activities to verify implementation of mitigation measures from the CEMP and sub-plans relevant to the works taking place at the time of the inspection.

Photos taken during the inspections are presented in Appendix E.

### 2.2.7 Document review

The Independent 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 included within Appendix A.

### 2.2.8 Generating audit findings

Independent 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 from Table 2 of the IAPAR. These are replicated in Table 5 below.

*Table 4 - Compliance status descriptors*

Status	Description
<b>Compliant</b>	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.
<b>Compliant</b>	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.
<b>Non-compliant</b>	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.
<b>Not Triggered</b>	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 Independent 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. The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

## 3. AUDIT FINDINGS

### 3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 7709 applicable to the works being undertaken, and selected mitigation measures and commitments from the CEMP and associated sub-plans:

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

- *Moorebank Precinct West - Stage 2 Proposal Environmental Impact Statement – (SSD16-7709), Arcadis, October 2016 (the EIS)*
- *Moorebank Precinct West - Stage 2 Proposal Response to Submissions – SSD 16\_7709, Arcadis, July 2017 (and clarifications) (the RtS)*
- *Development Consent SSD 7709, 11 November 2019 (the Consent), including Modification 1 (approved 24 December 2020) and Modification 2 (approved 30 September 2021).*
- *Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, Rev. R, 2 December 2022 (the CEMP)*
- *Construction Soil and Water Management Plan SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe Consulting, Rev. 18, 30 November 2021 (the CSWMP)*
- *Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2, and Moorebank Precinct West Stage 3, SIMTA, Rev. P, 13 December 2023 (the CTAMP)*
- *Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan, Renzo Tonin & Associates, Rev. 16, 17 December 2021 (the CNVMP)*
- *Construction Flora and Fauna Management Plan Moorebank Precinct West Stage 2, SIMTA, Rev. O, 7 September 2022 (the CFFMP)*
- *Contamination Management Plan Moorebank Precinct West, EP Risk, Rev. 11, 30 July 2020 (the CMP)*
- *Acid Sulfate Soil Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank NSW, EP Risk, Version 5.0 30 January 2020 (the CASSMP).*
- *Long Term Environmental Management Plan Moorebank Precinct West, EP Risk, Version 13, 1 December 2020*

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

### 3.2 Previous Audit Findings

The status of the previous audit findings and Applicant responses were reviewed during this audit. Table 6 presents the status of the previous audit findings. All findings were addressed and have been closed out.

### 3.3 Summary of Compliance

This section, including table 7, presents a summary of the findings raised from this Independent Audit and the response to each of the findings. Detailed findings against each requirement are presented in Appendix A. In summary:

- There were 293 Conditions assessed.
- Four (4) Conditions were considered by the Auditor to be non-compliant. These relate to non-compliance with the conditions of consent as per CoC A3, late submission of design documentation to the Department for external walls and cladding (CoC A26), late submission of Construction Progressive Erosion and Sediment Control (CPESC) reports for August, September and October 2023 from RCC to the Department (CoC B32), deficiencies on implementing erosion and sediment controls by RCC on the Warehouses Janus North (JN) and Janus South (JS) and implementation of CEMP and relevant sub-plans resulting in a sediment laden discharge event in February 2023 (CoC C4).
- One (1) observation was identified, which relates to the Western Ring Road adjacent to Vaughan site requiring cleaning and sweeping to prevent mud tracking. However, the auditee indicated that material was not tracked off the construction site boundary.
- 201 Conditions were considered by the Auditor to be compliant.
- 88 Conditions were considered by the Auditor to be not triggered.

Table 5 - Status of audit findings (from the third Independent Audit)

Item	Ref.	Category	Condition / Requirement	Finding	Recommended or completed action	By whom and by when	Status						
IA3_01	A3	Non-compliance	<p><b>Requirement: Terms of Consent</b></p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) in accordance with the EIS, Response to Submissions (RtS) and Consolidated assessment clarification responses; and</li> </ul> <p>in accordance with the management and mitigation measures in Appendix 2.</p>	<p><b>Non-Compliance:</b> Based on non-compliant conditions identified during this audit, the 3 warning letters received from the Department for conditions B32, B125 and B171 and the notification for potential of non-compliance on condition B125 in February 2023, condition A3 is considered non-compliant.</p>	<p><b>Recommendation:</b> Proponent to address all the non-compliances noted during this audit.</p>	LOGOS (Aspect)	CLOSED  All findings from the previous audit (IA3) were considered closed by the Auditor; hence, this requirement is also considered closed.						
IA3_04	B125	Non-compliance	<p><b>Requirement: Construction Hours of Work</b></p> <p>The Applicant must comply with the hours detailed in Table 2.</p> <table border="1" data-bbox="602 800 1573 915"> <caption>Table 2: Hours of Work</caption> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Monday – Friday Saturday</td> <td>7 am to 6 pm 8 am to 1 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm	<p><b>Non-compliance:</b> During this audit period, 2 notifications from the Department were received against condition B125, therefore this condition has been recorded as non-compliance. Details of the notifications are provided below.</p> <p>On the 9 December 2022 the Department issued a warning letter for breach on Condition B125 - Helicopter operation works outside of standard working hours on the 12 November 2022 at Richard Crookes Construction (RCC) site.</p> <p>On the 20 February 2023 Logos provided written notification to the Department of a potential non-compliance as RCC was conducting works outside of the approved construction hours and not following the OOHW protocol as per condition B172e. Response from the Department is yet to be received.</p>	<p><b>Recommendation:</b> Recommended that RCC retrain its workforce and introduce a hold point to approve any Out of Hours Works (OOHW).</p>	Richard Crookes Construction (RCC)	CLOSED  RCC provided LOGOS evidence that a non-compliance report was issued to the subcontractor who conducted the works. The report included the approval requirement for OOHW prior to commencement. The report also includes the requirement for the toolbox talk to include the instruction 'not start work prior to 7:00am'.
Activity	Day	Time											
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm											
IA3_05	B127	Non-compliance	<p><b>Requirement: Construction Hours of Work</b></p> <p>Construction outside of the hours identified in Condition B125 may be undertaken in any of the following circumstances:</p> <ul style="list-style-type: none"> <li>a) works that are inaudible at the nearest sensitive receivers;</li> <li>b) where a negotiated agreement has been arranged with affected receivers;</li> <li>c) works agreed to in writing by the Planning Secretary;</li> <li>d) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons;</li> <li>e) works associated with: <ul style="list-style-type: none"> <li>(i) the Moorebank Avenue/Anzac Road upgrade, the delivery of the rail link connection, and works required to be undertaken during rail corridor possession where they are undertaken in accordance with an Out-Of-Hours Work Protocol under Condition B135; or [Amended by SSD-7709-Mod-2]</li> <li>(ii) any other construction works on the site where they are undertaken Out-of-Hours must be in accordance with the approved Out-of-Hours Work Protocol (OOWP) required under condition B135.</li> </ul> </li> </ul>	<p><b>Non-compliance:</b> Richard Crookes Construction (RCC) contractor carried out Helicopter operation works outside of standard working hours on the 12 November 2022 at the Warehouse 6. The work activities did not follow the OOHW protocol.</p>	<p><b>Recommendation:</b> Recommended that RCC retrain its workforce and introduce a hold point to approve any Out of Hours Works (OOHW).</p>	Richard Crookes Construction (RCC)	CLOSED  RCC carried out a toolbox talk and emphasized the continuous monitoring of OOHW and stress the importance of implementing protocols to ensure the approval of OOHW is secured when necessary.						
IA3_07	C4	Non-Compliance	<p><b>Requirement: The Applicant must:</b></p> <ul style="list-style-type: none"> <li>a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</li> </ul>	<p><b>Non-Compliance:</b> Richard Crookes Construction (RCC) did not undertake inspections on a weekly basis as required by the CEMP (dated 23 December 2021) section 4.2.2 (page 76). No</p>	<p><b>Recommendation:</b> Richard Crookes Construction, to undertake site</p>	Richard Crookes	CLOSED  RCC provided LOGOS evidence of						

Item	Ref.	Category	Condition / Requirement	Finding	Recommended or completed action	By whom and by when	Status
			<i>carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</i>	records of site inspections been carried out after the rain event recorded on the 23 February 2023 by RCC Contractor were sighted.	inspections on a weekly basis and immediately following rainfall events in excess of 10mm in any 24-hour period and record them as per the CEMP and sub-plan requirements.	Construction (RCC)	weekly site inspections via email on 11 May 2023.  During the IA4 records of site inspections, weekly inspection reports and post-weather inspection reports conducted by RCC were observed.
IA3_11	B180	Observation	<p><b>Requirement: Waste Management</b></p> <p><i>The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.</i></p>	<p><b>Observation:</b> For Richard Crookes Construction (RCC) Stage 1, it was observed during the site interview that the current waste register and associated waste tracking reports from Orange Bins did not include the Environment Protection Licences of the waste facilities where the waste material was taken to.</p>	<p><b>Recommendation:</b> Richard Crookes Construction (Stage 1), to update the waste register and associated waste tracking records from Orange Bins to include the Environment Protection Licences of the waste facilities where the waste material was taken to.</p>	Richard Crookes Construction (RCC)	<p>CLOSED</p> <p>RCC provided an updated waste register to LOGOS via email on the 11 May 2023.</p> <p>During the IA4, RCC presented a waste recycling report for Feb 2023 from Garbage Guts Skip Bins. EPL facility license numbers for: Blacktown Waste Services: 11497; Cobra Waste Solutions: 21011; and Bingo Industries: 13426.</p> <p>PFAS soil classification report from GT, dated 27 May 2022 was sighted.</p>



Table 6 - Findings and recommendations from the fourth Independent Audit

Item	Ref.	Category	Condition / Requirement	Finding	Recommended or completed action	Status
IA4_01	A3	Non-compliance	<p><b>Requirement: Terms of Consent</b></p> <p><i>The development may only be carried out:</i></p> <ul style="list-style-type: none"> <li>a) <i>in compliance with the conditions of this consent;</i></li> <li>b) <i>in accordance with all written directions of the Planning Secretary;</i></li> <li>c) <i>in accordance with the EIS, Response to Submissions (RtS) and Consolidated assessment clarification responses; and</i></li> </ul> <p><i>in accordance with the management and mitigation measures in Appendix 2.</i></p>	<p><b>Non-compliance:</b> Based on non-compliant conditions identified during this audit, the warning letter and penalty notice against condition C4 and the notification for potential non-compliance against condition B32 received during the audit period, condition A3 is considered non-compliant.</p>	<p><b>Recommendation:</b> Proponent to address all the non-compliances noted during this audit.</p>	OPEN
IA4_02	A26	Non-compliance	<p><b>Requirement: External Walls and Cladding</b></p> <p><i>The Applicant must provide a copy of the documentation given to the Certifying Authority under Condition A25 to the Planning Secretary within seven days after the Certifying Authority accepts it.</i></p>	<p><b>Non-compliance:</b> The External Wall System Disclosure Statement for Warehouse N1 was not submitted to Department within the seven-day timeframe.</p> <p>Construction Certificate covering Warehouse N1 (All structural works including external walls, roof and building services only) was obtained on the 20 June 2023 and submitted to the Department on the 12 July 2023.</p>	<p><b>Recommendation:</b> Proponent to ensure that future submissions to the Department are completed within the specified timeframes.</p>	<p>CLOSED</p> <p>Post approval lodgement to DPHI for condition A26, was made on the 12 July 2023 including a copy of External Wall System Disclosure Statement for Warehouse N1 and N2.</p>
IA4_03	B32	Non-compliance	<p><b>Requirement: Construction Progressive Erosion and Sediment Control</b></p> <p><i>The CPESC must undertake monthly inspections during construction, report on implementation of the SWMP and recommend any improvements to the SWMP and site control measures. The CPESC's report must be provided to the Planning Secretary monthly for the duration of construction or another time period as agreed by the Planning Secretary.</i></p>	<p><b>Non-compliance:</b> CPESC monthly reports for August, September and October 2023 for RCC were not submitted to the DPHI within a month of the inspection date.</p>	<p><b>Recommendation:</b> CPESC monthly reports to be submitted to the DPHI within the require timeframe.</p>	<p>CLOSED</p> <p>A notification regarding the submission of CPESC reports, which were not provided for August, September, and October 2023, was submitted to the DPHI compliance team on the 18 December 2023.</p>
IA4_04	C4	Non-Compliance	<p><b>Requirement: Construction Environmental Management Plan</b></p> <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>b) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</li> <li>c) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</li> </ul>	<p><b>Non-compliance:</b> Penalty Notice (PIN) from the Department was issued to RCC on the 18 July 2023 for offence against section 4.2 of the <i>Environmental Planning and Assessment Act 1979</i> and condition C4 of the SSD 7709. The PIN was issue as a result of the site inspections conducted by the Department on the 28 February 2023 and 20 April 2023 identifying major deficiencies on the erosion and sediment controls implemented on site by RCC.</p>	<p><b>Recommendation:</b> RCC to implement all the erosion and sediment controls and mitigation measures as per the CEMP, CSWMSP and ESCP.</p>	<p>CLOSED</p> <p>RCC provided LOGOS evidence of weekly site inspections via email on the 11 May 2023 and implemented the appropriate erosion and sediment controls.</p>
IA4_05	C4	Observation	<p><b>Requirement: Construction Environmental Management Plan</b></p> <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</li> <li>b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</li> </ul>	<p><b>Observation:</b> Dust and sediments were observed at Western Ring Road adjacent to Vaughan site. However, it was indicated that material was not tracked off the construction site boundary.</p>	<p><b>Recommendation:</b> Vaughan to clean up dust and sediment on Western Ring Road adjacent to their site. Vaughan to constantly monitor mud trucking on the Western Ring Road adjacent to their site and organise street sweeping.</p>	OPEN



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

The adequacy of post approval documents must be 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.

The Auditor is of the view that the CEMP and sub-plans for the Project are generally adequate for the works undertaken and the Auditor has not identified any material deficiencies. The CEMP and associated sub-plans listed in Section 3.1 are considered to be compliant with the requirements of the Conditions and were generally implemented for the works being undertaken at the time of the Audit except for the findings discussed below and summarised in section 3.2.

### 3.5 Project's EMS

The Principal Contractors for the Project (Georgiou, BMD, Richard Crookes Contractors, John Holland Rail and Vaughan Civil), operate under a Management System and in carrying out the audit, it was evident that the elements of AS/NZ ISO 14001-2016 Environmental Management Systems were implemented.

Evidence to support the above conclusion includes the documents sighted during the audit (detailed in Appendix A) and controls observed in the field. These systems feed up to the overarching management systems being developed by SIMTA (Logos).

### 3.6 Summary of notices from agencies

The Auditor is aware of the following notices from the Department during the audit period or immediately prior to the audit period:

- On 20 March 2023, DPHI issued a show cause against RCC (Janus North and Janus South). The show cause identified that RCC failed to carry out activities in accordance with the CEMP/sub-plans and did not implement proper erosion and sediment controls on site. On 30 March 2023, DPHI issued the second show cause against Janus South site. The show cause identified was related to a sediment laden discharge event that occurred between 21-22 February 2023. RCC provided responses to DPHI on 21 April 2023 and on 3 May 2023.
- On 19 May 2023, the Department issued a Show Cause against the INTS/Lot 12. The show cause identified that Martinus Rail had failed to carry out activities in accordance with the relevant CEMP and subplans and did not have adequate controls in place to prevent or minimise sediment tracking from the INTS. Martinus Rail provided responses to the Department on 24 May 2023 identifying immediate actions were undertaken and proper control measures were implemented on site to minimise sediment tracking from the site. On the 29 May 2023, the Department issued a warning letter to Martinus Rail.
- On 18 July 2023 a Penalty Notice (PIN) from the Department was issued to Richard Crookes Contractors (RCC) for offence against section 4.2 of the *Environmental Planning and Assessment Act 1979* and condition C4 of the SSD 7709. The PIN was issue as a result of the show cause on the notice dated 20 March 2023 and the site

inspections conducted by DPHI on the 28 February 2023 and 20 April 2023 identifying major deficiencies on the erosion and sediment controls implemented on site by RCC.

- On 18 December 2023 Aspect (as Logos Representative) notified the Department of a potential non-compliance against Condition B32 - CPESC Reports for RCC for the months of August, September and October 2023 were not uploaded to the Department Planning Portal with on month of inspection date. Additionally, no inspection of RCC construction area for November 2023 was carried out.

### 3.7 Other matters considered relevant by the Auditor or DPHI

The Department did not require the review of any other key issues during the audit and requested consultation with the NSW EPA and Liverpool City Council.

The Auditor has no other matters considered relevant beyond the findings presented elsewhere in Section 3.0 of this Report.

### 3.8 Complaints

A complaints register is being maintained for the entire MIP development. Complaints in the register presented are not specific to the MPW Stage 2 Project - SSD 7709. (i.e.: a complaint would be raised about the broader development, rather than any activity associated with the Project and LOGOS would investigate accordingly).

Register is current to the 1 February 2024. A review of the complaints register indicates that four (4) complaints were received relevant to MPW2 construction works (under SSD 7709) during the audit period (IA4).

Two complaints were related to the helicopter lifting works from Richard Crookes Constructions. Community members claimed noise disturbance and suggested works were carried out outside the standard construction hours. Investigations were carried out and revealed that works were undertaken in accordance with the communicated schedule. Complainants were provided with a copy of the MPW Construction Noise and Vibration Management Plan, and it was indicated that specific observations regarding noise-related issues would be subject to further investigation by the project team and discussed during the Community Consultative Committee meeting.

The other two complaints were related to traffic management:

- traffic congestion along Moorebank Avenue resulting in increased commute time. The complaint was investigated and determined that traffic signals controlled by TfNSW's Traffic Management Centre had malfunctioned on the morning in question. A response was provided to the complainant advising of the signal outage and how to report future signal faults.
- visibility issues caused by an unidentified substance on the vehicle surface while driving in precinct area. Investigation determined that the substance originate from the construction operations within the area. Professional cleaning services were arranged for their car to ensure removal of the substance.

All complaints have been closed out in the system. The publicly available complaints register is available on the Project website: <https://simta.com.au/project-wide/>.

The Auditor considers the management of complaints to be adequate.

### 3.9 Incidents

The Project did not identify any reportable incidents under the SSD 7709 during the audit period.

### 3.10 Actual versus predicted impacts

Predicted impacts associated with the construction of the Project are described in Moorebank Precinct West Stage 2 Proposal, Environmental Impact Statement SSD 7709, 21 October 2016 (the EIS), the Moorebank Precinct West Stage 23 Proposal – Response to Submissions, SSD 7709, 28 July 2017 (the RtS), and the MOD 1 and MOD assessment reports (refer to Section 3.1) (collectively referred to as the EIS documents).

The EIS documents 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 the management plans, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this IA4. 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 7709 consent during the audit period;
- the degree of compliance with the Conditions;
- the degree of implementation of the management plans;
- the condition of the site during the site inspection (including whether works had extended beyond the approved boundary);
- the degree of compliance and environmental performance as identified by the Environmental Representative through review of the Monthly Reports;
- the number and type of complaints received during the audit period (noting that these are recorded for the Moorebank Logistics Park as a whole), and
- the 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 notifiable incidents, the Auditor is of the view that the impacts are generally consistent with that identified in the EIS and no significant changes or additional impacts are noted.

A summary of the predicted versus actual impacts assessment is presented in Table 8.

Table 7 - Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Traffic and access	<p>For the construction assessment it was determined the number of truck movements would vary between 6 and 740 truck movements a day, depending on the construction works period. The level of service would be maintained at key intersections of the M5 Motorway / Moorebank Avenue and Moorebank Avenue / Anzac Road during the AM and PM peak hours.</p>	<p>Project records indicate that traffic movements are generally consistent with those predicted and managed in accordance with the Traffic Management Plans. The import of fill is less than expected, and the project has constructed two of the six warehouses.</p>
Noise and vibration	<p>Construction noise emissions are expected to comply with the established Noise Management Levels (NML) at all sensitive receivers, with exception of Casula, where construction noise levels during bulk earthworks are predicted to exceed the NML by 1 dBA. Construction noise levels during all proposed out of hours works periods are predicted to comply with the NML at all times.</p> <p>Cumulative construction noise levels due to concurrent activities associated with MPW Early Works, MPE Stage 1 and the Proposal are predicted to comply with the NMLs at all receivers, with the exception of Casula, which exceeds the NML at the most affected residential receivers by up to 2 dBA.</p>	<p>In generally terms, the noise emissions are consistent with that predicted in the EIS based on the noise monitoring data.</p> <p>One noise complaint was received in relation to SSD 7709 related to the helicopter lifting works from Richard Crookes Constructions; community members claimed noise disturbance. Investigations were carried out and revealed that works were undertaken in accordance with the communicated schedule. Complainant was provided with a copy of the MPW Construction Noise and Vibration Mgt Plan.</p>
Air quality	<p>The construction phase of the Proposal would involve site clearing, bulk earthworks and placement of engineering fill, which would generate dust emissions. Exhaust emissions from operation of construction vehicles and plant would also generate particulate emissions. These impacts can be effectively controlled through the implementation of standard control measures, including the use of water carts on haul roads and during other particulate emission generating construction activities.</p>	<p>Dust deposition gauge monitoring results sighted during the audit period demonstrated that deposited dust levels are compliant with the applicable criteria with the exception of one in September 2023.</p> <p>Stockpiles inspected during the audit were stabilised, and adequately battered. Plant and equipment is being appropriately serviced and maintained.</p>

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Biodiversity	<p>The Biodiversity Assessment Report (BAR) identified impacts to three threatened ecological communities (TECs) listed under the <i>Threatened Species Conservation Act 1995</i> (TSC Act) and/or <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) associated with the following Plant Community Types (PCTs) in the site. Two threatened flora populations were also identified to be impacted on the site.</p> <p>The clearing of vegetation will result in the loss of specific fauna habitat components, including live trees, tree hollows, foraging resources, ground layer habitats such as ground timber and well-developed leaf litter. These resources offer sheltering, foraging, nesting and roosting habitat to a variety of fauna, including threatened fauna, occurring within the locality. The Proposal will require removal of over 43 hollow-bearing trees.</p> <p>The EIS documents required the retirement of biodiversity offset credits.</p>	<p>Vegetation clearing undertaken to date appears to be consistent with that shown in the EIS documents.</p> <p>Habitat trees were cleared in Feb 2023, and a possum and a frog were relocated.</p> <p>Vegetation areas have been monitored as well as the swale between the basins and vegetation. Weeds were cleared on the 1/3/24 by Narla (Ecologist).</p> <p>100m<sup>2</sup> tree clearing in Lot 100 for MAAI Stormwater construction.</p> <p>Offset credits have been retired.</p>
Stormwater and flooding	<p>Construction of the Proposal would require vegetation clearing and the importation and placement of large amounts of fill material to level and raise the site, which has the potential to lead to erosion and generate sediment laden runoff into the Georges River, thereby impacting water quality. The majority of the Proposal site has been assessed as having a low erosion potential, however, works within the vicinity of the Georges River and Anzac Creek would have high erosion potential and would be managed accordingly. If not appropriately managed, there is a high potential for erosion from the Proposal site. A Construction Soil and Water Management Plan (CSWMP) and Erosion and Sediment Control Plan (ESCP) would be prepared in accordance with the principles and requirements of the Blue Book.</p>	<p>A CSWMP and progressive ESCPs have been implemented. Inspections by a CPESC indicate that the controls are verified by an appropriately qualified and experienced person. The last CPESC inspection on JN (WH6) was conducted in August 2023 and identified the area sealed not requiring more inspections.</p> <p>It was noted that On 18 July 2023 a Penalty Notice (PIN) from the Department was issued to Richard Crookes Contractors (RCC) for offence against section 4.2 of the EPA Act 1979 and condition C4 of the SSD 7709. The PIN was issue as a result of the site inspections conducted by DPHI on the 28 February 2023 and 20 April 2023 identifying major deficiencies on the erosion and sediment controls implemented on site by RCC.</p> <p>Heavy rain / floods were recorded during 2023, post rain events inspections undertaken, and additional controls were put in place, as required.</p>

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Contamination	<p>The Moorebank Intermodal Terminal Contamination Summary Report (Golder, 2016b) provides a summary of the known contamination risks on the Proposal site identified in previous investigations, noting that the majority of contamination remediation would be undertaken during Early Works.</p> <p>It is noted that unexpected impacts or structures or source zones may exist within the Proposal site that may be potential sources of contamination or be indicators of contamination. These include asbestos containing materials, remnant unexploded ordnance (UXO), exploded ordnance (EO) or explosive ordnance waste (EOW) items, Anthropogenic fill deposits (buried waste deposits), Trichloroethylene (TCE), Perfluoroalkyl and polyfluoroalkyl substances (PFAS).</p> <p>The need to remediate contaminated land was predicted in the EIS documents.</p>	<p>Documentation to manage site contamination has been prepared including the Long-Term Environmental Management Plan (EP Risk, 27 November 2020), and the Contamination Management Plan (EP Risk, 08 November 2020). Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination present in vegetated areas.</p> <p>A site auditor has been engaged and is reviewing the remedial works in accordance with the project approval. Evidence was sighted for:</p> <ul style="list-style-type: none"> <li>- Site Audit Report from Enviroview for On-site Detention Basins and Outlets, 10/11/2023 No. 600099_0301-2020-5.</li> <li>- Site Audit Report from Enviroview for Warehouse 1 and 2, 8/06/2023 No. 600099_0301-2020-10.</li> </ul>
Aboriginal heritage	<p>The construction of the Proposal would result in direct impacts to Aboriginal sites MA6, MA7, MA10, MA14, MPW Stage 2 Terrace PAD and the Tertiary Terrace. The salvage of artefacts was required.</p>	<p>The Biosis Clearance Report confirms completion of salvage in accordance with the approved Salvage Strategy. An Aboriginal artefact burial occurred during 13 February 2023, and the report was prepared by the Artefact consulting on the 30 August 2023.</p>
Non-Aboriginal heritage	<p>The assessment identified one on-site item (the Moorebank Cultural Landscape) and three surrounding items (Kitchener House, Glenfield Farm and Casula Power Station) that would be impacted by the Proposal. No direct impacts during construction or operation are anticipated at the three surrounding items.</p>	<p>No impacts identified.</p>
Greenhouse gases	<p>The total greenhouse gas (GHG) emissions associated with the construction of the Proposal are expected to be 32,724 tonnes of carbon dioxide equivalents (tCO<sub>2</sub>-e) during the 36-month construction period.</p>	<p>There is currently no requirement to monitor or remodel GHG emissions and this does not form part of this audit.</p>

### 3.11 Key strengths and environmental performance

The overall outcome of this IA4 indicated that compliance was proactively tracked by the LOGOS, with the following strengths demonstrated in their compliance management:

- The compliance records were well organised and available at the time of the site inspection and interview with key project personnel.
- The Construction Environmental Management Plan and Subplans have been revised within the cycle, updated and implemented during the construction works.
- Active and ongoing communication have been carried out with project stakeholders and recorded every quarter as part of the Moorebank Logistics Park Community Consultative Committee (CCC).
- Environmental inspections continue to be undertaken by the Principal Contractors on their sites and recorded in their system with ability to run reports and follow up on actions for issues identified.
- All construction areas were enclosed with fencing and with suitable signage.
- Traffic control measures were in place to minimise potential traffic impacts on Moorebank Avenue and Bapaume Road.
- Erosion and sediment controls were sighted, and riparian zone was well marked.
- Stockpiles inspected during the audit were stabilised, and adequately battered.
- Inductions, pre-starts, toolbox talks, and emergency drills have been carried out by the Principal Contractors, as required.



## 4. LIMITATIONS

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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.

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## **APPENDIX A – SSD 7709 CONDITIONS OF CONSENT**

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Conditions to be met for Stage 2</b>				
<b>Part A - Administrative Conditions</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Evidence referred to elsewhere in this Table. Site inspection 7/3/2024 Interview with auditees 8/03/2024	The proponent demonstrated that reasonable and feasible mitigation measures are being implemented to prevent or minimise material harm to the environment. The following was observed during the site inspection conducted on 7/3/2024: (a) soil and erosion sedimentation controls; (b) maintenance of stockpiles; (c) fencing around the sites; (d) dust management; and (e) traffic controls.  Refer to the Appendix E for the photos taken during the inspection.	Compliant
<b>Compliance</b>				
A2	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Moorebank Precinct Face to Face Induction  Georgiou: Project induction, current to Feb 2024 & Online HSE system Beakon  John Holland: Site Specific Induction dated version 1.0 and Soteria system  Vaughan: project induction, site specific induction Rev. F  BMD: Induction presentation and Beakon system  Vaughan Buildpass – project induction, site specific induction Rev. F  RCC: Site Induction presentation, Woolworths Regional Distribution Centre Stage 2  Email between Vaughan and Aspect dated 5/5/2023 re. SSD 7709 Responsibility Matrix  SSD 7709 Development Consent Responsibility Matrix	Project requirements are included in subcontractor engagement packages.  All staff and contractors undergo a Project induction which sets out key requirements of the Project.  Staff and contractors attend regular toolbox talks and pre-starts which identify risks and controls for work being conducted.  Vaughan started in June 2023 and were provided with a copy of the SSD conditions through their contract by Logos. Sighted correspondence between Logos and Aspect with a copy of the SSD Responsibility Matrix dated 5/5/2023. This was sent to Vaughan as part of the commercial contract.  John Holland started on site in December 2023 and are contracted to Qube.	Compliant
<b>Terms of Consent</b>				
A3	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) in accordance with the EIS, Response to Submissions (RtS) and Consolidated assessment clarification responses; and d) in accordance with the management and mitigation measures in <b>Appendix 2</b> .	Site inspection 7/3/2024 Interview with auditees 8/03/2024	The Project is being constructed in general accordance with the EIS and RtS and list of responses to clarifications. The Certifier has verified that relevant design and BCA requirements are being applied.	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Moorebank Precinct West - Stage 2 Proposal Environment Impact Statement – (SSD16-7709), Arcadis, October 2016</p> <p>Moorebank Precinct West - Stage 2 Proposal Response to Submissions – SSD 16_7709, Arcadis, July 2017 (and clarifications)</p> <p>The mitigation measures submitted to the Department 02/11/18 (incorporated into the approved CEMP and sub-plans)</p> <p>Construction Certificate, McKenzie Group, 10/05/21 (covers Site-wide earthworks, main warehouse foundations, site wide stormwater, site wide inground services, and ground slabs to high bay associated with the JN Building).</p> <p>Construction Certificate, McKenzie Group, 13/07/21 (covers JN Building Main Carpark &amp; Warehouse Building Structure and Façade</p> <p>Construction Certificate, McKenzie Group, 22/10/21 (covers Balance of works to JN Building, excluding landscaping, air bridge, automated racking and ancillary buildings</p> <p>Construction Certificate, McKenzie Group, 10/01/22 (covers Landscaping, air bridge, automated racking and ancillary buildings.</p> <p>Construction Certificate No. 222224/01, McKenzie Group, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only.</p> <p>Construction Certificate No. 222224/02, McKenzie Group, 21/02/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works.</p> <p>Construction Certificate No. 222225/01, McKenzie Group, 07/07/2023 covering Warehouse N2: all structural works including external walls, roof and building services only.</p> <p>Post Approval Form – Potential non-compliance B32, 18/12/2023</p> <p>NCR Notification C11 Rev.2, 18/12/2023</p> <p>Response email from DPHI to Aspect re. CPESC Reports from RCC, 16/01/2024</p>	<p>The mitigation measures have been incorporated into the approved CEMP and sub-plans, and Design Reports. These appear to have been implemented for the current works.</p> <p>During the audit period the following warning letter and penalty notice were issued by DPHI to Logos and Richard Crookes Constructions:</p> <ul style="list-style-type: none"> <li>Warning letter from DPHI to Logos for breach on Condition C4 dated 29/5/2023.</li> <li>Penalty Notice (PIN) from the DPHI was issued to RCC on the 18/07/2023 for offence against section 4.2 of the EPA Act 1979 and condition C4 of the SSD 7709. The PIN was issue as a result of the site inspections conducted by DPHI on the 28/2/2023 and 20/4/2023 identifying major deficiencies on the erosion and sediment controls implemented on site by RCC. Ref. No. INV-55856966.</li> </ul> <p>One potential non-compliance was raised during the audit period on the Project against conditions B32 as follows:</p> <ul style="list-style-type: none"> <li>CPESC Reports required from Richard Crookes Constructions (RCC) were not uploaded to the DPHI portal with one month of inspection date for August, September and October 2023. Additionally, there was no inspection of the RCC construction area for November 2023. Notification of potential non-compliance was provided to the DPHI on the 18/12/2023. The DPHI responded to Aspect on the 16/01/2024 indicating that the matter will be investigated.</li> </ul> <p><b>Non-compliance: Based on the non-compliant conditions identified during this audit, the warning letter, penalty notice received from the Department and the notification for potential of non-compliance on condition B32, condition A3 is considered non-compliant.</b></p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Warning letter from DPHI to Logos for breach on Condition C4 - 29/5/2023 INV-57921717</p> <p>DPHI issued Martinus with a show case Notice (Notice) 19/5/2023 re. sediment to be tracked onto the public road.</p> <p>Penalty Notice from DPHI to RCC on the 18/7/2023 re. offence against section 4.2 of the EPA Act 1979 against condition C4.</p> <p>Email from Logos to DPHI with notification of potential non-compliance for Condition B32 – 16/1/2024</p>		
A4	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in condition A4(a).</p>	Interview with auditees 8/03/2024	No other directions have been received from the Department, noting the breach notices referred to in A3.	Compliant
A5	<p>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 <b>Conditions A3(c) – (d)</b>. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in <b>Conditions A3(c) – (d)</b>, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p> <p><i>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.</i></p>	-	Noted. This audit assess compliance with the consent first and foremost. No inconsistencies or ambiguities have been identified.	Not Triggered
<b>Limits of Consent</b>				
<b>Lapsing</b>				
A6	This consent lapses five years after the date from which it operates unless the development has physically commenced on the land to which the consent applies before that date.	Interview with auditees 8/03/2024	The consent was granted on 11/11/2019. Project works had commenced in 2021.	Compliant
<b>Construction Limits</b>				
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	<p>EPL License No. 21054 issued 4/6/2018</p> <p>Site inspection 7/3/2024 and Interview with auditees 8/03/2024</p> <p><b>Existing Sites:</b></p> <p>M6 Stage 1 Tunnel Spoil RRO Compliance Report 24/10/2022, 25/10/2022, 02/03/2022 from Ade Consulting Group</p> <p>Waste Classification reports from Ade Consulting Group for the following:</p> <ul style="list-style-type: none"> <li>- Sydney Olympic Park Construction Site, Sydney Metro West; Central Tunnelling Package – Station Box dated 5/10/2022</li> </ul> <p>VENM Assessment Report for 280-298 Railway Parade, Carlton, NMSW from TRINITAS Group dated 9/12/2022</p>	<p>The CARAS Moorebank Precinct West Import Fill Protocol sets out the requirements for assessment, hold point, material tracking, criteria, non-conformance / corrective actions.</p> <p>Evidence was provided to demonstrate that imported material had been classified as VENM, ENM or material approved in writing by the EPA.</p> <p>VENM and ENM classification reports, Waste Analysis &amp; Classification Reports were presented as evidence.</p> <p>Evidence was presented to indicate that the import of fill (VENM and ENM) was approved by the EPA under the Resource recovery order (order) and Resource recovery exemption (exemption) 'approval in writing', which are also published in the EPA website. EPL License also enables the project to do this.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Waste Classification Certificate from eiaustralia:</p> <ul style="list-style-type: none"> <li>- 723 – 729 Princess Highway, Blakehurst, 29/11/2022</li> <li>- Blakehurst E25895.E05.001 Rev0, 29/11/22 issued by eiaustralia</li> </ul> <p>VENM Report from Aargus for 1262-1270 Canterbury Rd, Roseland dated 17/10/2022</p> <p>Soil Classification Report No. E2631 for 101 Nuwarra Rd., 06/07/2021 by Foundation Earth Sciences</p> <p>Email 7/02/2022 PMS-JWPrince re: PMS inspection report on 101 Nuwarra Rd (site compose of shale)</p> <p>Waste Classification - Burwood North Station, Station Box and South-eastern Shaft Sydney Metro West; Central Tunnelling Package 4/10/2022 by ADE Consulting Group</p> <p>Natural Soil Inspection M6 Motorway Stage 1: Rockdale Construction Ancillary Facility (C2) Shaft 26/08/2022, Tetra Tech Coffey</p> <p>M6 Stage 1 (hard ground) tunnel spoil exemption February 2022, 18/02/2022 by EPA</p> <p>M6 Stage 1 (hard ground) tunnel spoil order February 2022, 18/02/2022 by EPA</p> <p>Material Characterisation Assessment - Nominated Stockpiled Material at 2 Cambridge Avenue 27/01/2023 by Geotest Services</p> <p>Material Characterisation Assessment - Nominated Stockpiled Material at 2 Cambridge Avenue 02/02/2023 by Geotest Services</p> <p><b><u>New Sites:</u></b></p> <p>Visual VENM Report for 6-16 Victoria Street, 18/11/2022 by Alliance</p> <p>Material Classification Report – Offsite Disposal for 16 Victoria Street Kogarah 21/07/2022 by Earthworx Consulting Solutions</p> <p>Geotechnical Investigation Report for Proposed Multi-Storey Development – Stage 1A at 44-52 Regent Street, Kogarah, 21/02/2020 by Alliance Geotechnical</p> <p>Waste Classification Certificate issued by eiaustralia for:</p> <ul style="list-style-type: none"> <li>- 35 Sefton Road E25460.E05.002 Rev0, 17/02/2023</li> </ul>		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- 15-21 Hampton Court Road Carlton E25789.E05.001 Rev0, 31/01/2023</li> <li>- 13-19 Canberra Avenue St Leonards</li> </ul> Material Classification ENM & VENM 28 Lockwood Avenue Belrose, 13/02/2023 by Atlas Geotechnical Services VENM Certificate Sydney Metro West Western Tunnelling Package: Clyde Zone 2a - Rosehill Box, 8/03/2023 issued by Epic Environmental Waste Analysis & Classification Report for Five Dock Const. Site, Sydney Metro West, Central Tunnelling Package, Five Dock, 21/10/2022 by ADE Consulting Group		
A8	The total volume of uncompacted fill to be imported must not exceed 1,600,000 m <sup>3</sup> .	Material Import Tonnages.xls, current to Feb 2024 from CARAS Weight Bridge tracking program  Extract from the CARAS Weight Bridge tracking current to 1/3/23  Weighbridge system reports	The total import of uncompacted fill for MPW2 currently sits at ~1,599,438 m <sup>3</sup>  Daily totals were recorded through the weighbridge. This was collated by CARAS as required. Sighted CARAS data for the weighbridge tracking.	Compliant
A9	Importation of imported fill must not exceed a total of 13,000 m <sup>3</sup> of material per day across this development and MPE Stage 2 (SSD 7628) on the same day. <b>Amended by SSD-10431.</b>  <b>Note: Notice of Modification – SSD 7709 – Clause 97(1) of the Regulation.</b>	Material Import Tonnages.xls, current to Feb 2024 from CARAS Weight Bridge tracking program  Extract from the CARAS Weight Bridge tracking current to 1/3/23  Daily Truck Tally Report, 3/11/23  Weighbridge system reports  MPW Stage 2 Site Boundary with current site levels by Aspect  MPW Stage 2 Site Boundary with current site levels GDA94 / MGA zone 56 1:2000 at A4 by Aspect  Letter Aspect to IPC, 19/07/21 Notice of Modification: Condition A9 of SSD 7709 Moorebank Precinct West Stage 2	A9 has been adjusted down to 13,000m <sup>3</sup> . The total import of uncompacted fill for MPW2 currently sits at ~1,599,438 m <sup>3</sup> .  Daily totals are recorded through the weighbridge and are collated by CARAS as required. According to the records, the largest single day of import for was ~ 11,624 tonnes equivalent to ~5,284m <sup>3</sup> on the 15 March 2023.	Compliant
A10	No construction (including clearing and maintenance access) is permitted within the riparian corridor except for that identified on the revised drawings approved under <b>Condition B2</b> and activities associated with vegetation and stormwater management.	CEMP 2/12/2022 Rev. R Appendix C - Environmental Control Maps  PIWW-RCG-AR-DRW-0100 (Issue S) MPW Master Plan Part 1 – 25/8/2023  PIWW-RCG-AR-DWG-0101 (Issue Q) MPW Master Plan Part 2 – 26/6/2023  Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The figures in the FFMP align with the approved plans. These are then transposed onto the clearing permits. Boundaries are surveyed and flagged before clearing. Clearing is not permitted beyond the flagging.  Georgiou and BMD inductions includes the No-Go Zone.  No issues observed during the site inspection. Refer to photos in Appendix E  CEMP Rev. R Appendix C includes the Environmental Control Maps.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A11	No works in the riparian corridor outside the site are permitted under this approval.  <b>Note:</b> DPI (Lands) must be consulted on design, approvals and licencing for any works on Crown land for the purposes of discharging stormwater from the site (including scour protection/ erosion control).	CEMP 2/12/2022 Rev. R Appendix C - Environmental Control Maps  PIWW-RCG-AR-DRW-0100 (Issue S) MPW Master Plan Part 1 – 25/8/2023  PIWW-RCG-AR-DWG-0101 (Issue Q) MPW Master Plan Part 2 – 25/8/2023  Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The figures in the FFMP align with the approved plans. These are then transposed onto the clearing permits. Boundaries are surveyed and flagged before clearing. Clearing is not permitted beyond the flagging.  No issues observed during the site inspection. Refer to photos in Appendix E  CEMP Rev. R Appendix C includes the Environmental Control Maps.	Compliant
A12	No works are permitted by the Applicant within the RMS (M5 Motorway) land and no impact is permitted on Roads and Maritime drainage infrastructure system or on adjoining Roads and Maritime assets, without the consent of the RMS and M5 Motorway Operator (Interlink).	Site inspection 7/3/2024 and Interview with auditees 8/03/2024  WAP No. 00127148 from Transurban, approved 30/9/2023  WAP No. 00131586 from Transurban, approved 15/3/2024  MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	The works to date have not interfaced with RMS assets.  Presented Work Authorization Permit (WAP) from Transurban/M5. Traffic control set ups and signage at M5 eastbound and westbound off ramps at Moorebank Ave. One drain has been modified on RMS/TfNSW land.  Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at northern Tie In requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3).	Compliant
<b>Operational Limits</b>				
A13	The container freight throughput for MPW must not exceed 500,000 TEU p.a.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
A14	Containers that are transferred between the site and Port Botany must be transferred by rail, unless there is planned track maintenance or where unforeseen circumstances have occurred (e.g., an incident, breakdown, derailment or emergency maintenance on the rail line).	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
A15	The transfer of containers between Port Botany and the intermodal terminal facility must not commence until the rail connection to the Southern Sydney Freight Line is operational.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
A15A	The development must not generate more than:  (a) 2,670 light vehicle movements a day during operation; and  (b) 1,654 heavy vehicle movements a day during operation.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
A15B	The applicant must keep accurate records of the number of heavy and light vehicles entering and leaving the site each day. These records must be provided to the Planning Secretary upon request, and to the approved traffic auditor upon the trigger events in B120B occurring and prior to the commencement of the Traffic Audit required under condition B120A.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
A16	The maximum GFAs for the following uses apply:  a) 215,000 m <sup>2</sup> for the warehousing and distribution facilities; and b) 800 m <sup>2</sup> for the freight village.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
A16A	Warehousing associated with the development is to be limited to the area identified in the plan titled 'Precinct Modification Plan — Proposed' (Drawing No JR-SK-A-0-9402, Revision G), prepared by Bell Architecture and dated 16 October 2020).	Site inspection 7/3/2024 and Interview with auditees 8/03/2024  PIWW-RCG-AR-DRW-0100 (Issue S) MPW Master Plan Part 1 – 25/8/2023  PIWW-RCG-AR-DWG-0101 (Issue Q) MPW Master Plan Part 2 – 25/8/2023	The project is under construction.  MPW Master Plan Part 2 was updated to reflect the drawing No. JR-SK-A-0-9402, Revision G, and that warehousing on MPW2 below Warehouse 6 area.	Not Triggered
A17	The warehousing and distribution facilities must only be used for activities associated with freight using the either the MPE or MPW rail intermodal terminal.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A18	Notwithstanding <b>Condition A17</b> , movements of containers between a rail intermodal terminal on either MPE and MPW site, and a warehouse on either the MPE or MPW site, are permitted where those movements are also approved for MPE.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
A19	For the avoidance of doubt, nothing in this consent permits: <ul style="list-style-type: none"> <li>a) the occupation or use of a warehouse and/or distribution facility on the site before the commencement of operation of either the MPE or MPW rail intermodal terminal; or</li> <li>b) truck-to-truck movements.</li> </ul>	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.  Warehouse 6 has been occupied from August 2023 (not use, commissioning work so far) and MPE1 Intermodal was in operational since May 2022.	Compliant
A20	Freight village tenants and occupations are restricted to those activities that provide: <ul style="list-style-type: none"> <li>a) ancillary support for the development, its tenants, worker population and visitors;</li> <li>b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMT development and/ or;</li> <li>c) provide aligned services to the intermodal functions.</li> </ul>	Site inspection 7/3/2024 and Interview with auditees 8/03/2024	The project is under construction.	Not Triggered
<b>Access for People with a Disability</b>				
A21	The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility so that all people can enter and use these premises. Access is to meet the requirements of the <i>Disability Discrimination Act 1992</i> , relevant Australian Standards and Building Code of Australia (BCA).	Site inspection 7/3/2024 and Interview with auditees 8/03/2024  <ul style="list-style-type: none"> <li>- Construction Certificate, McKenzie Group WH N1, 20/6/2023</li> <li>- Construction Certificate, McKenzie Group WH N1, 22/2/2024</li> <li>- Construction Certificate, McKenzie Group WH N2, 7/7/2023</li> </ul>	Construction Certificates for WH1 and WH2 have been obtained and they include the design certificates and compliance with BCA.  Note: The evidence provided above 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
<b>Demolition</b>				
A22	All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	Interview with auditees 8/03/2024	No demolition works have occurred under SSD 7709. These occurred under SSD 5066.	Not Triggered
<b>Structural Adequacy</b>				
A23	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be designed and constructed in accordance with the relevant requirements of the BCA.  <b>Note:</b> <ul style="list-style-type: none"> <li>• Under Part 4A of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</li> <li>• Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>	Site inspection 7/3/2024 and Interview with auditees 8/03/2024  Construction Certificate, McKenzie Group, 10/05/21 (covers Site-wide earthworks, main warehouse foundations, site wide stormwater, site wide inground services, and ground slabs to high bay associated with the JN Building at Moorebank Logistics Park Western Stage 2)  Construction Certificate, McKenzie Group, 13/07/21 (covers JN Building Main Carpark & Warehouse Building Structure and Façade)  Construction Certificate, McKenzie Group, 22/10/21 (covers Balance of works to JN Building, excluding landscaping, air bridge, automated racking and ancillary buildings)  Construction Certificate, McKenzie Group, 10/01/22 (covers Landscaping, air	Primary Connect (Woolworths), warehouse 6 still under construction, currently on commissioning phase. The Certifier has verified compliance with the BCA through issue of Construction Certificates.  Primary Connect (Woolworths), Warehouse 5 still under construction with landscaping, internal fitouts, etc. Sighted Warehouse 5 (RDC) Woolworths JR Facility Structural Design Certification – CC4 dated 3/5/2022 issued by Costin Roe Consulting.  Presented Construction Certificates from McKenzie Group 03 and 04.  Construction Certificate, McKenzie Group 25/1/2022 (No. 190836/03) listed the Design Statement for Structural Works prepared by Costin Roe dated 21 January 2021.  Construction Certificate, McKenzie Group 24/5/2022 (No. 190836/04) Design Certificate for Structural Works prepared by Costin Roe Consulting dated 3 May 2022  Three new Construction Certificates obtained in this audit period: <ul style="list-style-type: none"> <li>• Construction Certificate No. 222224/01, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only.</li> </ul>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>bridge, automated racking and ancillary buildings)</p> <p>Construction Certificate, McKenzie Group 25/1/2022 (No. 190836/03) (covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p> <p>Construction Certificate, McKenzie Group 24/5/2022 (No. 190836/04) covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p> <p>Three new Construction Certificates:</p> <ul style="list-style-type: none"> <li>- Construction Certificate, McKenzie Group WH N1, 20/6/2023</li> <li>- Construction Certificate, McKenzie Group WH N1, 22/2/2024</li> <li>- Construction Certificate, McKenzie Group WH N2, 7/7/2023</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Certificate No. 222224/02, 21/02/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works.</li> <li>• Construction Certificate No. 222225/01, 07/07/2023 covering Warehouse N2: all structural works including external walls, roof and building services only.</li> </ul> <p>Note: The evidence provided above 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>	
<b>External Walls and Cladding</b>				
A24	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Site inspection 7/3/2024 and Interview with auditees 8/03/2024</p> <p>Construction Certificate, McKenzie Group, 10/05/21 (covers Site-wide earthworks, main warehouse foundations, site wide stormwater, site wide inground services, and ground slabs to high bay associated with the JN Building at Moorebank Logistics Park Western Stage 2)</p> <p>Construction Certificate, McKenzie Group, 13/07/21 (covers JN Building Main Carpark &amp; Warehouse Building Structure and Façade)</p> <p>Construction Certificate, McKenzie Group, 22/10/21 (covers Balance of works to JN Building, excluding landscaping, air bridge, automated racking and ancillary buildings)</p> <p>Construction Certificate, McKenzie Group, 10/01/22 (covers Landscaping, air bridge, automated racking and ancillary buildings)</p> <p>Construction Certificate, McKenzie Group 25/1/2022 (No. 190836/03) (covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p>	<p>Primary Connect (Woolworths), warehouse 6 still under construction, currently on commissioning phase. The Certifier has verified compliance with the BCA ((including external walls and cladding) through issue of Construction Certificates.</p> <p>Primary Connect (Woolworths), Warehouse 5 still under construction with landscaping, internal fitouts, etc. Sighted Warehouse 5 (RDC) Woolworths JR Facility Structural Design Certification – CC4 dated 3/5/2022 issued by Costin Roe Consulting.</p> <p>Warehouse 5 (RDC) Woolworths JR Facility Structural Design Certification – CC4 dated 3/5/2022 issued by Costin Roe Consulting. Presented Construction Certificates from McKenzie Group 03 and 04 verified compliance with external walls and cladding through issue of Construction Certificates.</p> <p>Three new Construction Certificates obtained in this audit period:</p> <ul style="list-style-type: none"> <li>• Construction Certificate No. 222224/01, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only.</li> <li>• Construction Certificate No. 222224/02, 21/02/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works.</li> <li>• Construction Certificate No. 222225/01, 07/07/2023 covering Warehouse N2: all structural works including external walls, roof and building services only.</li> </ul> <p>Note: The evidence provided above 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
		<p>Construction Certificate, McKenzie Group 24/5/2022 (No. 190836/04) covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p> <p>Three new Construction Certificates:</p> <ul style="list-style-type: none"> <li>- Construction Certificate, McKenzie Group WH N1, 20/6/2023</li> <li>- Construction Certificate, McKenzie Group WH N1, 22/2/2024</li> <li>- Construction Certificate, McKenzie Group WH N2, 7/7/2023</li> </ul>		
A25	<p>Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>	<p>Site inspection 7/3/2024 and Interview with auditees 8/03/2024</p> <p>Construction Certificate, McKenzie Group, 10/05/21 (covers Site-wide earthworks, main warehouse foundations, site wide stormwater, site wide inground services, and ground slabs to high bay associated with the JN Building at Moorebank Logistics Park Western Stage 2)</p> <p>Construction Certificate, McKenzie Group, 13/07/21 (covers JN Building Main Carpark &amp; Warehouse Building Structure and Façade)</p> <p>Construction Certificate, McKenzie Group, 22/10/21 (covers Balance of works to JN Building, excluding landscaping, air bridge, automated racking and ancillary buildings)</p> <p>Construction Certificate, McKenzie Group, 10/01/22 (covers Landscaping, air bridge, automated racking and ancillary buildings)</p> <p>Construction Certificate, McKenzie Group 25/1/2022 (No. 190836/03) (covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p> <p>Construction Certificate, McKenzie Group 24/5/2022 (No. 190836/04) covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p> <p>Three new Construction Certificates:</p> <ul style="list-style-type: none"> <li>- Construction Certificate, McKenzie Group WH N1, 20/6/2023</li> </ul>	<p>Primary Connect (Woolworths), warehouse 6 still under construction, currently on commissioning phase. The Certifier has verified compliance with the BCA ((including external walls and cladding) through issue of Construction Certificates.</p> <p>Primary Connect (Woolworths), Warehouse 5 still under construction with landscaping, internal fitouts, etc. Sighted Warehouse 5 (RDC) Woolworths JR Facility Structural Design Certification – CC4 dated 3/5/2022 issued by Costin Roe Consulting.</p> <p>Warehouse 5 (RDC) Woolworths JR Facility Structural Design Certification – CC4 dated 3/5/2022 issued by Costin Roe Consulting. Presented Construction Certificates from McKenzie Group 03 and 04 verified compliance with external walls and cladding through issue of Construction Certificates.</p> <p>Three new Construction Certificates obtained in this audit period:</p> <ul style="list-style-type: none"> <li>• Construction Certificate No. 222224/01, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only.</li> <li>• Construction Certificate No. 222224/02, 21/02/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works.</li> <li>• Construction Certificate No. 222225/01, 07/07/2023 covering Warehouse N2: all structural works including external walls, roof and building services only.</li> </ul> <p>Note: The evidence provided above 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
		<ul style="list-style-type: none"> <li>- Construction Certificate, McKenzie Group WH N1, 22/2/2024</li> <li>- Construction Certificate, McKenzie Group WH N2, 7/7/2023</li> </ul>		
A26	The Applicant must provide a copy of the documentation given to the Certifying Authority under <b>Condition A25</b> to the Planning Secretary within seven days after the Certifying Authority accepts it.	<p>Site inspection 10/3/2023</p> <p>SSD7709_MPW2</p> <p>Warehouse 5 (JR) Construction Certificate, McKenzie Group 25/1/2022 (No. 190836/03) (covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p> <p>CC3 - Structural Design Certificate dated 21/1/2022 from Costin Roe for JR Facility</p> <p>Construction Certificate, McKenzie Group 24/5/2022 (No. 190836/04) covers warehouse, car parking, amenities, pump house, energy complex, gate houses, etc).</p> <p>CC4 - Structural Design Certificate dated 3/5/2022 from Costin Roe for JR Facility</p> <p>Post approval lodgement to DPPI for condition A26, 13/12/2022</p> <p>Three new Construction Certificates:</p> <ul style="list-style-type: none"> <li>- Construction Certificate, McKenzie Group WH N1, 20/6/2023, No. 22224/01</li> <li>- Construction Certificate, McKenzie Group WH N1, 21/2/2024, No. 22224/02</li> <li>- Construction Certificate, McKenzie Group WH N2, 7/7/2023, No. 22225/01</li> </ul> <p>Post approval lodgement to DPPI for condition A26, 12/7/2023 No. PA-233 including a copy of External Wall System Disclosure Statement – BCA 2019 for Warehouse N1 and N2</p> <p>External Wall System Design Certificate from DTA Architects, 15/6/2023</p>	<p>Construction Certificates for Warehouse N1 and N2 were presented as follows:</p> <ul style="list-style-type: none"> <li>- Construction Certificate, McKenzie Group WH N1, 20/6/2023 (All structural works including external walls, roof and building services only).</li> <li>- Construction Certificate, McKenzie Group WH N2, 7/7/2023 (All structural works including external walls, roof and building services only).</li> <li>- Construction Certificate, McKenzie Group WH N1, 21/2/2024 (balance of works including associated office fitout, landscaping and external works).</li> </ul> <p><b>Non-compliance: the External Wall System Disclosure Statement for Warehouse N1 was not submitted to DPPI on the 7 seven days after the Certifying Authority accepted.</b></p> <p>Post approval lodgement to DPPI for condition A26, was made on the 12/7/2023 No. PA-233 including a copy of External Wall System Disclosure Statement – BCA 2019 for Warehouse N1 and N2.</p>	Non-Compliant
<b>Applicability of Guidelines</b>				
A27	<p>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.</p> <p>However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and</p>	Interview with auditees 8/03/2024	<p>The CEMP and sub-plan suite of documents refer to the applicable standards and guidelines.</p> <p>The auditees advise that there have been no formal directions issued to the Project in relation to this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			
<b>Evidence of Consultation</b>				
A28	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>b) provide details of the consultation undertaken in the document submitted to the Planning Secretary including: <ul style="list-style-type: none"> <li>i. the outcome of that consultation, matters resolved and unresolved (and the justification for matters remaining unresolved); and</li> <li>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P (the CTAMP) – Section 1.4 (Consultation) Appendix B (records of consultation).	Evidence of consultation was included in the relevant documentation. The CTAMP was updated on the 13/12/2023; consultation was carried out with: <ul style="list-style-type: none"> <li>- LCC on the 27/6/2023, 18/01/2024 (email to Council) and 31/1/2024 requiring temporary construction access point along Moorebank Avenue.</li> <li>- TfNSW on the 18/1/2023, 22/1/24 and 31/1/24. Email from TfNSW was received on the 31/1/24 with an endorsement of the construction arrangements subject to conditions.</li> </ul> No other consultation has been required in this audited period.	Compliant
<b>Community Consultative Committee</b>				
A29	Before the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i> (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction, upgrading and operation and for at least six months following the completion of decommissioning.	Interview with auditees 8/03/2024 CCC Meeting Minutes <a href="https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/">https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/</a> CCC Meeting minutes for 24/8/23, 7/12/2023, TSA Advisory	The CCC was established prior to construction of SSD 7709. CCC meets quarterly and records are available on the website. Sighted meeting minutes for: 24 Aug 2023 and 7 Dec 2023.	Compliant
A30	The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the development and to satisfy <b>Condition A29</b> .	Letter DPIE to SIMTA, 06/02/20 Letter DPIE to SIMTA, 04/12/19	The Department approved the expansion of the previous CCC to cover SSD 7709.  No changes since the last audit period.	Compliant
<b>Community Communication</b>				
A31	A <b>Community Communication Strategy</b> must be prepared and submitted to the Planning Secretary for approval no later than one month before the commencement of construction. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, the Council(s) and the community (including adjoining affected landowners and businesses, and others directly impacted by the development). The Community Communication Strategy must: <ul style="list-style-type: none"> <li>a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development;</li> <li>b) detail the mechanisms for regularly consulting with the local community throughout the development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results;</li> <li>c) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities or manage traffic disruptions;</li> <li>d) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and</li> <li>e) include a complaints procedure for recording, responding to and managing complaints, including: <ul style="list-style-type: none"> <li>i. email, toll-free telephone number and postal addresses for receiving complaints,</li> <li>ii. advertising the contact details for complaints before and during operation, via the local newspaper and through on-site signage,</li> <li>iii. a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint, and</li> </ul> </li> </ul>	Letter DPIE (currently DPHI) to SIMTA, 06/02/20  Community Communication Strategy Moorebank Precinct West Stage 2, 29/06/21 Revision J.  Complaints Register, current to Feb 2024	The Department approved the CCS in February 2020, which was well before the commencement of construction of SSD 7709 (construction under the terms consent commenced 01/12/20). It was updated in June 2021 to incorporate MPW3 (refer B19 of SSD 10431).  No changes to the CCS in the audited period.	Compliant



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	iv. procedures for the resolution of any disputes that may arise during the course of the development.			
A32	The Applicant must: <ol style="list-style-type: none"> <li>not commence Construction until the Community Communication Strategy has been approved by the Planning Secretary.</li> <li>implement for the Community Communication Strategy for the duration of construction and for 12 months following the commencement of operation.</li> </ol>	Letter DPIE to SIMTA, 06/02/20  Community Communication Strategy Moorebank Precinct West Stage 2, 29/06/21 Revision J.  <a href="https://moorebankintermodalprecinct.com.au/community/document-library/">https://moorebankintermodalprecinct.com.au/community/document-library/</a>  Complaints Register, current to Feb 2024	The Department approved the CCS in February 2020, which was well before the commencement of construction of SSD 7709 (construction under the terms consent commenced 01/12/20). It was updated in June 2021 to incorporate MPW3 (refer B19 of SSD 10431).  The CCS appears to be implemented during the works, website is up to date, the CCC meetings minutes have been carried out, newsletters available, current status of the project and OOHW have been communicated accordingly using letter box drops and in the website e.g. changes in traffic conditions coming up on the 15/3/2024. The website also includes the 1800 986 465 number and email address for the community to contact the project team.	Compliant
<b>Environmental Representative</b>				
A33	Works must not commence until an Environmental Representative (ER) has been approved by the Planning Secretary and engaged by the Applicant.	Letter DPIE to SIMTA, 29/11/19	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer CoC A46.	Compliant
A34	The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of works, or within another timeframe agreed with the Planning Secretary.	Letter DPIE to SIMTA, 29/11/19	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer CoC A46.	Compliant
A35	The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS, Response to Submissions and any other supporting information submitted as part of applications for either MPW or MPE, and is independent of the construction and design personnel for the project and those involved in delivery of it. <i>Note: Should the requirements of the conditions of this consent be satisfied, an ER approved for MPE and MPW development may also be considered for approval for the development.</i>	Letter DPIE to SIMTA, 29/11/19	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer CoC A46.	Compliant
A36	The Applicant may engage more than one ER for the development, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of the development.	Letter DPIE to SIMTA, 29/11/19  Letter DPHI to Aspect, 27/10/20  Letter DPHI to Aspect, 3/12/2021	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer CoC A46.  On 27/10/2020 Chris Jack was appointed the ER for MPWS2.  Nomination of an ER and approval Adam Bishop as alternate ER 3/12/2021 for MPWS2.	Compliant
A37	For the duration of the works until 6 months after the commencement of operation (or staged operation), or as agreed with the Planning Secretary, the approved ER must: <ol style="list-style-type: none"> <li>receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;</li> <li>consider and inform the Planning Secretary on matters specified in the terms of this consent;</li> <li>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;</li> <li>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:               <ol style="list-style-type: none"> <li>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</li> <li>make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/ Department for information or are not required to be submitted to the Planning Secretary/ Department);</li> </ol> </li> <li>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;</li> <li>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 <b>Condition C18</b> of this consent;</li> </ol>	ER endorsement letter for CEMP – Rev. R, 2/12/2022 and sub-plans, letter dated 24/5/2022  MPW S2 Environmental Representative Site Inspection Report from Pitt & Sherry:  <ul style="list-style-type: none"> <li>- 09/03/2023</li> <li>- 06/04/2023</li> <li>- 18/05/2023</li> <li>- 29/06/2023</li> <li>- 27/07/2023</li> <li>- 10/08/2023</li> <li>- 21/09/2023</li> <li>- 19/10/2023</li> <li>- 02/11/2023</li> <li>- 18/12/2023</li> <li>- 30/01/2024</li> <li>- 08/02/2024</li> </ul>	The ER Inspection and Monthly Reports indicate that they are carrying out their functions under the condition.  Records demonstrate that the ER reviewed and endorsed the CEMP and sub-plans.  Moorebank Logistics Park Accordance Assessment Reinstating Construction Access South of Chatham Avenue – MPW, dated 12/20/2023 Rev.2.  Presented Request for Minor Amendments: <ul style="list-style-type: none"> <li>- RFMA #29 CEMP and CTAMP adjustment, dated 13/10/2023. Endorsement letter received from the ER on the 24/11/23 for MPWS2, and then on the 15/2/2024 to include MPWS3.</li> <li>- RFMA dated 7/2/24 Rev.4 from Vaughan re. Warehouses N1 and N2 reallocation to the ancillary Facilities. ER Letter of Endorsement of RFMA dated 28/2/2024.</li> <li>- RFMA #10 dated 30/3/2023 from Georgiou re. CEMP – Ancillary Facility to support warehouse construction. ER Letter of Endorsement of RFMA re. relocation of Georgiou Compound, dated 19/4/2023.</li> </ul>	Compliant

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	<p>g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; and</p> <p>h) assess the impacts of <b>minor ancillary facilities</b> comprising lunch sheds, office sheds and portable toilet facilities as required by <b>Condition A40</b> of this consent;</p> <p>i) consider any minor amendments to be made to the CEMP or CEMP sub-plans that require updating, or amendments of an administrative nature, and are consistent with the conditions of this consent and the most recent version of the CEMP or CEMP sub-plan approved by the Planning Secretary, and if satisfied that such an amendment is necessary, approve the minor amendment; and</p> <p>j) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an <b>Environmental Representative Monthly Report</b> providing the information set out in the Department's <i>Environmental Representative Protocol (2018)</i> 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>MPWS2 SSD 7709 – ER Monthly Reports from Pitt &amp; Sherry for: from Mar 2023 to Jan 2024 as follows:</p> <ul style="list-style-type: none"> <li>- Mar 2023, submitted 5/4/23</li> <li>- Apr 2023, submitted 2/5/23</li> <li>- May 2023, submitted 7/6/23</li> <li>- Jun 2023, submitted 14/7/23</li> <li>- Jul 2023, submitted 7/8/23</li> <li>- Aug 2023, submitted 14/9/23</li> <li>- Sep 2023, submitted 6/10/23</li> <li>- Oct 2023, submitted 12/11/23</li> <li>- Nov 2023, submitted 14/12/22</li> <li>- Dec 2023, submitted 29/12/23</li> <li>- Jan 2024, submitted 9/2/24</li> </ul> <p>DPHI post approval portal record with lodgement of ER Monthly Reports from Mar – Dec 2023 and Jan 2024</p> <p>Emails from ER to DPHI requesting extension of time for late submission of monthly reports for June, August, October and November 2023, and January 2024. DPHI approval responses.</p>	<p>Evidence for submission of the ER monthly reports to DPHI through the Planning portal was sighted for Mar to Dec 2023 and Jan 2024 reports.</p> <p>Evidence for submission of the monthly reports was sighted including extension of time as follows:</p> <ul style="list-style-type: none"> <li>- June 2023 report. Extension of time requested 30/6/2023, approved by DPHI on the 3/7/2023. Report was submitted 14/7/2023.</li> <li>- August 2023 report. Extension of time requested 5/9/23, approved by DPHI on the same day to provide report by 14/9/2022. Report was submitted 14/9/2022.</li> <li>- October 2023 report. Extension of time requested 23/10/2023, approved by DPHI on the same day. Report was submitted 12/11/2023.</li> <li>- November 2023 report. Extension of time requested 4/12/2023, approved by DPHI on the same day. Report was submitted 14/12/2023.</li> <li>- January 2024 report. Notification for late report sent to DPHI 5/2/24, response from DPHI on the same day. January Report was submitted 9/2/24.</li> </ul> <p>DPHI post approval portal record with lodgement of ER Monthly Reports from Mar – Dec 2023 and Jan 2024.</p>	
A38	<p>The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in <b>Condition A37</b> (including preparation of the ER monthly report), as well as:</p> <p>a) the complaints register (to be provided on a monthly basis); and</p> <p>b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</p>	<p>MPW S2 Environmental Representative Site Inspection Report from Pitt &amp; Sherry:</p> <ul style="list-style-type: none"> <li>- 09/03/2023</li> <li>- 06/04/2023</li> <li>- 18/05/2023</li> <li>- 29/06/2023</li> <li>- 27/07/2023</li> <li>- 10/08/2023</li> <li>- 21/09/2023</li> <li>- 19/10/2023</li> <li>- 02/11/2023</li> <li>- 18/12/2023</li> <li>- 30/01/2024</li> <li>- 08/02/2024</li> </ul> <p>MPWS2 SSD 7709 – ER Monthly Reports from Pitt &amp; Sherry for: from Mar 2023 to Jan 2024 as follows:</p> <ul style="list-style-type: none"> <li>- Mar 2023, submitted 5/4/23</li> <li>- Apr 2023, submitted 2/5/23</li> <li>- May 2023, submitted 7/6/23</li> <li>- Jun 2023, submitted 14/7/23</li> <li>- Jul 2023, submitted 7/8/23</li> <li>- Aug 2023, submitted 14/9/23</li> <li>- Sep 2023, submitted 6/10/23</li> <li>- Oct 2023, submitted 12/11/23</li> <li>- Nov 2023, submitted 14/12/22</li> <li>- Dec 2023, submitted 29/12/23</li> </ul>	<p>Evidence demonstrates that the complaints register is being provided to the ER monthly. Sighted email from Aspect to ER on the 19/2/2024 indicating that no new complaints were received for Feb 2024.</p> <p>There were two complaints recorded on the 25/1/2024 re. noise due to helicopter lift works. Sighted email 6/2/2024 from TSA Mgt. to DPHI and cc Aspect. Aspect forwarded the complaints information to the ER on the same day and request to copy him moving forward. These notifications happen every fortnight.</p> <p>Assessments have been provided to the ER prior to the works being undertaken.</p>	Compliant

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		<ul style="list-style-type: none"> <li>- Jan 2024, submitted 9/2/24</li> <li>Interview with auditees 8/03/2024</li> <li>Emails sighted between TSA, the ER and DPHI providing monthly complaint updates</li> <li>Complaints Register current to Feb 2024</li> </ul>		
A39	<p>The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under <b>Condition C20</b>. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) facilitate and assist the Planning Secretary in any such audit; and</li> <li>b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</li> </ul>	Interview with auditees 8/03/2024	The auditee is not aware of the Department commissioned an audit.	Not Triggered
<b>Minor Facilities</b>				
A40	<p><b>Minor ancillary facilities</b>, including lunch sheds, office sheds, portable toilet facilities, and the like, can be established where they satisfy the following criteria:</p> <ul style="list-style-type: none"> <li>a) are located within the construction boundary; and</li> <li>b) have been assessed by the ER to have:               <ul style="list-style-type: none"> <li>i. minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the <i>Interim Construction Noise Guideline (DECC, 2009)</i>, traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts, and</li> <li>ii. minimal environmental impact with respect to waste management and flooding, and</li> <li>iii. no impacts on biodiversity, soil and water, and heritage items beyond those already approved under other terms of this approval.</li> </ul> </li> </ul>	<p>RFMA dated 7/2/24 Rev.4 from Vaughan re. Warehouses N1 and N2 reallocation to the ancillary Facilities. ER Letter of Endorsement of RFMA dated 28/2/2024.</p> <p>RFMA #10 dated 30/3/2023 from Georgiou re. CEMP – Ancillary Facility to support warehouse construction. ER Letter of Endorsement of RFMA re. relocation of Georgiou Compound, dated 19/4/2023.</p> <p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R</p>	<ul style="list-style-type: none"> <li>- RFMA dated 7/2/24 Rev.4 from Vaughan re. Warehouses N1 and N2 reallocation to the ancillary Facilities. ER Letter of Endorsement of RFMA dated 28/2/2024.</li> <li>- RFMA #10 dated 30/3/2023 from Georgiou re. CEMP – Ancillary Facility to support warehouse construction. ER Letter of Endorsement of RFMA re. relocation of Georgiou Compound, dated 19/4/2023.</li> </ul> <p>Other main and ancillary compounds are identified in the approved CEMP.</p>	Compliant
<b>Submitting, Staging, Combining and Updating Strategies, Plans or Programs</b>				
A41	Unless stated otherwise, the Applicant must submit strategies, plans and programs required under this consent to the Planning Secretary at least one month prior to commencement of construction or operation.	<p>Interview with auditees 8/03/2024</p> <p>Letter DPHI to Qube, 07/09/21 (approval of MPW2 / MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPHI to Qube 24/09/21 (approval of MPW2 / MPW3 CTAMP)</p> <p>Letter DPHI to Qube 12/11/21 (approval MPW2 / MPW3 CSWMP)</p> <p>Letter DPHI to Qube, 25/10/21 (approval of the MPW2 / MPW3 CNVMP).</p>	<p>The strategies, plans and programs are not being staged.</p> <p>In accordance with B19 of SSD 10431, the CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared to capture the requirements of both MPW2 and MPW3. The plans set out how each condition and other relevant requirement has been addressed.</p> <p>CEMP was revised in December 2022 and is in the process of been approved by DPHI.</p> <p>The plans were progressively approved by the Department during 2022.</p>	Compliant
A42	<p>Unless stated otherwise in this consent, the Applicant with the approval of the Planning Secretary may:</p> <ul style="list-style-type: none"> <li>c) prepare and submit any strategy, plan or program required by this consent as part of the construction or operational environmental management plan on a staged basis;</li> <li>d) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</li> <li>e) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</li> </ul> <p><b>Note:</b> Documents that cannot be staged include Development Layout Drawings required under <b>Condition B2</b>, and Stormwater Design Development Report and Revised Stormwater System Design</p>	<p>Letter from DPHI to Aspect dated 14/5/2021 re. request to Stage a Plan (Condition A42, B171), approval was granted for the request made on the 28/4/2021.</p> <p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R</p>	<p>The Project is not being staged. Refer above with respect to management plans, strategies and programs not being staged. Other than the merging of the MPWS2 and MPWS3 plans there have been no aggregation of plans.</p> <p>CEMP reviewed 2 December 2022, Rev. R updates made on the ECMs, unexpected finds protocols, and figures.</p> <p>CTAMP was updated 7/2/24 Rev. P. Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024. Aconex Ref. No.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Drawings and supporting documentation required under <b>Condition B4</b>, and Site Audit Statement required under <b>Condition B169</b>.</i>	Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024	ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube so they issued it to the contractors.	
A43	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	As above.  Evidence referred to elsewhere in this Table and Appendix B.	As above. The plans appear to be implemented and latest versions uploaded on the website.	Compliant
<b>Staging of Construction</b>				
A44	Prior to the commencement of construction, a <b>Staging Report</b> must be submitted to the Planning Secretary for approval where it is proposed to construct and operate warehousing in sub-stages. The Staging Report must include: <ul style="list-style-type: none"> <li>a) the revised Development Layout Drawings required under Condition B2;</li> <li>b) detailed drawings showing warehouses, estate infrastructure and landscaping to be delivered in each sub-stage, and how each sub-stage of estate infrastructure and landscaping connects to other sub-stages including the intermodal terminal facility;</li> <li>c) details of how the development will relate to concurrent construction on MPE as described in the construction program included in the approved Construction Environmental Management Plan for MPE Stage 2 (SSD 7628);</li> <li>d) general timing of construction sub-stages that impact upon the timing of the development subject of this consent; and</li> <li>e) details of the relevant conditions of the Concept Approval (5066) and of this consent that would apply to each sub-stage.</li> </ul> <p><b>Note:</b> <i>The Staging Report will need to be amended with any approved version update of the MPE Stage 2 CEMP.</i></p>	Interview with auditees 8/03/2024	The project is not being staged.	Not Triggered
A45	Prior to the commencement of operation of each warehousing sub-stage, evidence must be provided to the satisfaction of the Planning Secretary that all estate infrastructure, including internal estate roads, bushfire protection infrastructure, utilities, drainage and stormwater quality infrastructure, has been constructed to the extent required to service the sub-stage. <p><b>Note:</b> <i>These conditions do not relate to staged development within the meaning of section 83B of the EP&amp;A Act</i></p>	Interview with auditees 8/03/2024	The project is not being staged.	Not Triggered
<b>Notification of Commencement</b>				
A46	The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least 2 weeks before that date: <ul style="list-style-type: none"> <li>a) any work;</li> <li>b) vegetation clearing required to conduct remediation;</li> <li>c) remediation;</li> <li>d) low impact works;</li> <li>e) construction;</li> <li>f) operation;</li> <li>g) cessation of operations; and</li> <li>h) decommissioning.</li> </ul>	Interview with auditees 8/03/2024  Letter SIMTA to DPIE, 10/02/20  Email chain Aspect and JW Prince, 26/03/21.  Email DPHI to SIMTA, 01/02/22 (notice regarding late submission of the first Independent Audit report (breach of C17b)), and the need to include the response to the findings and breach notices in the second Independent Audit)	Notification of commencement of works and construction was provided on 10/02/20. The notified dates of commencement were: <ul style="list-style-type: none"> <li>• 25/02/20 for any work, vegetation clearing required to conduct remediation, remediation and low impact works.</li> <li>• 28/05/20 for construction.</li> </ul> <p>Note: The Department provided written directions to SIMTA on 28/01/22 and 01/02/22 which (among other things) indicated that the Department considered that construction commenced in January 2020 (not December 2020 as stated by the auditee during the first Independent Audit).</p>	Not Triggered
A47	If the construction, operation or decommissioning of the development is to be staged, the Department must be notified in writing at least 2 weeks before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with auditees 8/03/2024	The project is not being staged.	Not Triggered
<b>Utilities and Public Infrastructure</b>				
A48	The Applicant must engage a suitably qualified person to prepare a <b>Pre-construction Dilapidation Report</b> prior to the commencement of construction. This report must detail the structural condition of: <ul style="list-style-type: none"> <li>(a) local public roads likely to be used by the development's construction traffic;</li> </ul>	Property survey condition – Commercial (ABB), 27/08/20	Dilapidation reports were prepared prior to commencement of construction (2019) and were submitted to the identified stakeholders in 2020 and 2021.	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) local public roads, cycleways, footpaths and utility services likely to be impacted by construction works; and (c) off-site private land or access to off-site private land likely to be impacted by construction works.  The report must be submitted to the satisfaction of the Certifying Authority and a copy is to be forwarded to Campbelltown City Council, Liverpool City Council, RMS, any affected private landowner, and the Planning Secretary.	Dilapidation Report, MPW S2 Anzac Road, Craigmar Consulting, 18//08/19  Dilapidation Report, MPW S2 Bapaume Road, Craigmar Consulting, 03/09/19  Dilapidation Report, MPW S2 Moorebank Ave, Craigmar Consulting, 18//08/19  Email SIMTA to CCC, 26/03/20  Email SIMTA to LCC, 26/03/20  DPIE post approval portal lodgement, 26/04/20  Email SIMTA to RMS, 26/03/20  Letter Certifier to SIMTA, 25/03/20	This condition is not triggered during this audit period.	
A49	Before the commencement of construction, the Applicant must consult with the relevant owner and provider of utility services and public infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, support or relocation of the affected utility services and infrastructure.	Interview with auditees 8/03/2024  Drinking Water Connection Approval, Sydney Water, 17/08/21  Endeavour Energy Stamped Plans, 18/11/21  Sydney Water Moorebank Avenue Plans, 25/08/21	The utilities / services which have been affected are electricity (Endeavour Energy) and water / sewer (Sydney Water). Evidence indicates that the service providers have been consulted with the relevant approvals obtained thus far.  This condition is not triggered during this audit period.	Not Triggered
A50	Unless the Applicant and the applicable owner/ authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any utility service or public infrastructure that is damaged by carrying out the development; b) relocate, or pay the full costs associated with relocating, any utility service or public infrastructure that needs to be relocated as a result of the development (including the road upgrades specified in Table 1); and c) provide for ongoing maintenance.  <b>Note:</b> This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by conditions of this consent.	Interview with auditees 8/03/2024  Sydney Water Interface Deed with Moorebank Intermodal Project (2020)  Various Sydney Water stamped Plans from June-August 2020  Endeavour Energy Stamped Plans, 18/11/21  Sydney Water Moorebank Avenue Plans, 25/08/21	The utilities / services which have been affected are electricity (Endeavour Energy) and water / sewer (Sydney Water). Evidence indicates that the service providers have been consulted with the relevant approvals obtained thus far. Construction is ongoing.  Presented evidence for: - Executed Sydney Water Interface Deed (2020) and various stamped plans. - Endeavour Energy consultation (not related/affected MPW Stage 2)  Auditee indicates that no repairs or reallocation have been carried out in the audit period.	Not Triggered
A51	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Interview with auditees 8/03/2024	The project is in construction. No compliance certificate yet.	Not Triggered
<b>Telecommunications</b>				
A52	Before the issue of an Occupation Certificate for the development, the Applicant is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for:  a) the installation of fibre-ready facilities to all individual lots and/ or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/ or premises demonstrated through an agreement with a carrier.	Interview with auditees 8/03/2024  Occupation Certificate from Mckenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6)  Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities  Correspondence NBN Fibre prepared by Tactical Group, 27/3/2023	Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities  Correspondence NBN Fibre prepared by Tactical Group, dated 27/3/2023, listed as item #33 in OC for Warehouse 6.  Occupation Certificate from Mckenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6).  Note: The evidence provided above 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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter from Aspect to the Mckenzie Group (CA) 2/5/2023 re. condition of consent A52 and A53		
A53	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	<p>Interview with auditees 8/03/2024</p> <p>Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities</p> <p>Letter from Aspect to the Mckenzie Group (CA) 2/5/2023 re. condition of consent A52 and A53</p> <p>Correspondence NBN Fibre prepared by Tactical Group, 27/3/2023</p>	<p>Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities</p> <p>Correspondence NBN Fibre prepared by Tactical Group, dated 27/3/2023, listed as item #33 in OC for Warehouse 6.</p> <p>Occupation Certificate from Mckenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6).</p>	Compliant
<b>Meteorology Monitoring</b>				
A54	<p>Prior to the commencement of any works, and for the life of the development, the Applicant must ensure that there is a suitable meteorological station operating on the site or within the vicinity of the site that:</p> <p>a) complies with the requirements in the latest version of EPA's <i>Approved Methods for Sampling of Air Pollutants in New South Wales</i> (DEC, 2016) (as may be updated or replaced from time to time); and</p> <p>b) is capable of continuous real-time measurement of atmospheric stability category determined by the sigma theta method in accordance with the <i>NSW Noise Policy for Industry</i> (NPI, EPA, 2017) (as may be updated or replaced from time to time).</p>	<p>Interview with auditees 8/03/2024</p> <p>Compliance Statement, Todoroski Air Sciences, 04/06/20</p> <p>Letter SIMTA to DPIE, 10/02/20</p> <p>Email chain Aspect and JW Prince, 26/03/21.</p> <p><a href="http://www.bom.gov.au/products/IDN60901/IDN60901.95761.shtml">http://www.bom.gov.au/products/IDN60901/IDN60901.95761.shtml</a></p>	<p>Holsworthy Barracks Weather Station (Station ID: 066161) is located approx. 1.5km away) is within the vicinity of site.</p> <p>The on-site meteorological station was installed in 17/04/2020, however this was completed after the commencement of works (refer Independent Audit No. 1).</p>	Compliant
<b>Works as Executed Plans</b>				
A55	All detailed design drawings required to be submitted under this consent must be at or above 50% design completion, with the percentage design stated on the drawings.	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C (Appendix A)</p> <p>Letter DPIE to SIMTA, 19/05/20</p> <p>Letter DPIE to SIMTA, 29/05/20</p> <p>Drawing number MAAI-NRP-CV-DWG-0050, TfNSW registration DS2021/000784 (MAAI Overall Plan)</p>	<p>The drawings in the SDDR, approved by the Department, are marked as 50% design.</p> <p>The Department approved revised Development Layout Drawings on 29/05/20 which was prior to construction.</p> <p>The MAAI overall plan drawings are 100% design.</p>	Compliant
A56	Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor confirming that the stormwater drainage (water quality and detention infrastructure), road ways, parking and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	<p>Interview with auditees 8/03/2024</p> <p>Occupation Certificate from Mckenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6)</p> <p>Occupation Certificate from Mckenzie Group OC NO. 190835/07, dated 23/8/2023 for Building JN (Warehouse 6)</p>	<p>Presented two CC for WH6:</p> <ul style="list-style-type: none"> <li>- Occupation Certificate from Mckenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6)</li> <li>- Occupation Certificate from Mckenzie Group OC NO. 190835/07, dated 23/8/2023 for Building JN (Warehouse 6)</li> </ul> <p>Note: The evidence provided above 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
<b>Development Contribution</b>				
<b>Council Contributions</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A57	Prior to the issue of a Construction Certificate for any part of the development, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value (\$5,330,000) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to section 7.13(2) of the EP&A Act.	Construction Certificate 190359/03 (for roads drainage electrical), dated 10/03/21 Construction Certificate 190359/02 (stormwater and civils), dated 08/02/21 Construction Certificate 190359/01 (for earthworks), dated 01/12/20 Payee advice, NAB, 30/11/20 (Payment to Council) Payee advice, NAB, 10/12/20 (Payment to RMS)	Payment was made to Council and RMS prior to construction.  Note: The evidence provided above 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
<b>Road Upgrades</b>				
A58	The Applicant must provide all monetary contributions and/ or works-in kind as relevant to the site, in accordance with the Voluntary Planning Agreement entered into between RMS and Qube RE Services (No. 2) Pty Limited in its capacity as the trustee of the Moorebank Industrial Terminals Asset Trust, Moorebank Industrial Terminals Operations Trust and Moorebank Industrial Warehouse Trust and executed on 25 March 2019 (VPA).	Payee advice, NAB, 10/12/20 (Payment to RMS)	Payment was made to Council and RMS prior to construction.	Compliant
<b>Advisory Note AN1 - All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.</b>				
<b>Part B - Key Environmental Issues</b>				
<b>Development Layout</b>				
B1	Notwithstanding the requirements of <b>Conditions B2 and B4</b> , the Applicant may import and stockpile 160,000 m <sup>3</sup> of fill prior to finalisation of the <b>Development Layout Drawings, Stormwater Design Development Report, Revised Stormwater System Design Drawings and supporting documentation</b> , provided no vegetation removal is required and fill is stockpiled in previously cleared areas.	Site inspections from audits completed on SSD 5066 (14/02/20 and 25/11/20). Letter DPIE to SIMTA, 29/05/20 Letter DPIE to SIMTA, 19/05/20 Material Import Tonnages.xls, current to Feb 2023 from CARAS Weight Bridge tracking program (from 18/8/2022 to 11/02/2023). Interview with auditees 8/03/2024	At previous inspections undertaken for the audits on SSD 5066 it was observed that stockpiling did not extend beyond that permitted under that consent.  Approximately 375,500 tonnes of fill were imported prior to 29/05/20, which equates to ~179,000 m <sup>3</sup> . Import of fill prior to December 2020 was undertaken under SSD 5066 and SSD 7628. Refer to the previous Audit Report for SSD 5066 with regards to the extent of importation of fill under that consent.  Import has continued since the finalisation of the referenced plans.	Not Triggered
B2	Prior to commencement of construction, the Applicant must submit revised Development Layout Drawings to the Planning Secretary for approval. The revised Development Layout Drawings must be at a scale of approximately 1:2000 at A1 showing the key development elements including but not limited to estate infrastructure, internal roads, warehouse and associated carpark footprints, the freight village, intermodal terminal facility including the truck waiting area and emergency truck storage area, rail line and rail line vehicle access roads. The revised Development Layout Drawings must show the site, construction and operational boundaries and demonstrate:  a) provision of a riparian corridor, comprising the following: i. a buffer zone to the most inland of: • 40 metres from the top of bank, as surveyed by a registered surveyor, or • the 1% AEP flood extent, excluding the localised depression at the existing major east-west drainage channel, and ii. an additional 10 metre extension to the buffer zone established in (i) above, where native vegetation is located on or within 10 metres east of the buffer;	Revised Development Layout Drawings (PIWW-RCG-AR-DWG) <a href="https://simta.com.au/mpw/">https://simta.com.au/mpw/</a> Letter DPHI to SIMTA, 29/05/20 PIWW-RCG-AR-DRW-0100 (Issue S) MPW Master Plan Part 1 – 25/8/2023 from Watson Young PIWW-RCG-AR-DWG-0101 (Issue Q) MPW Master Plan Part 2 – 26/6/2023 from Watson Young Letter from DPHI to Aspect dated 3/10/2023 re. condition B2 development layout drawings approval.	The Department approved revised Development Layout Drawings on 29/05/20 which was prior to construction. The drawings address the designs and constraints from this condition.  Revision on the MPW Masterplan - Part 1 was carried out on the 25/8/2023 and for Part 2 on the 26/6/2023. Submission to the DPHI was made on the	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>b) the siting of biofiltration/ bioretention areas and OSD basins (with the exception of outlets to the Georges River and associated maintenance access) are outside the riparian corridor and outside the warehouse footprints;</li> <li>c) no construction or operation works would take place inside biodiversity offset areas;</li> <li>d) compliance with the landscaped setbacks specified in Condition B63;</li> <li>e) compliance with the percentage of landscaped area specified in Condition B68(a) within the warehouse and freight village area and truck waiting area and emergency truck storage area to be developed under MPW Stage 2;</li> <li>f) a setback of 8 to 12 m has been provided around the north, south and western perimeters of the development area to accommodate fill batter slopes of a maximum of 1V in 4H;</li> <li>g) a minimum 3 m wide maintenance access has been provided between the fill slopes and the riparian corridor, the ABB site and at the southern end of the development area, for ongoing maintenance works <b><u>where necessary to ensure ongoing maintenance works can be carried out without impacting on the riparian corridor or adjoining sites;</u></b></li> <li>h) provision of a controlled overland flow path through the MPW Stage 2 site as required under Condition B11 for conveyance of the major stormwater discharge from the MPE site to the Georges River;</li> <li>i) identify habitat corridor/s, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the Intermodal Precinct area and with other core koala habitat areas, as required under Condition B152. The drawings are to show any required connectivity structures and fencing;</li> <li>j) provision of a corridor between Moorebank Avenue and the Georges River for a possible future pedestrian connection across the Georges River to Casula Railway Station, of a width that would allow the future construction of a shared path that complies with the relevant suggested width set out in the Guide to Road Design Part 6A: Paths for Walking and Cycling (Austroads, 2017);</li> <li>k) the bushfire asset protection requirements are within the development area; and</li> <li>l) setbacks from the surveyed boundary of Lot 2 DP 32998, Lot 3 DP 32998, and Lot 2 DP 547293.</li> </ul>			
B3	To ensure the site will be developed in an integrated manner and that the whole development will comply with the conditions of this consent, submission of the Development Layout Drawings required by <b>Condition B2</b> cannot be staged.	<p>Letter DPIE to SIMTA, 29/05/20</p> <p>Revised Development Layout Drawings prepared by Watson Young (Rev. N dated 9/3/2021) submitted to DPHI and approved 4/6/2021.</p>	<p>The Department approved revised Development Layout Drawings on 29/05/20 which was prior to construction.</p> <p>Development Layout Drawings have been updated and are not staged.</p> <p>Revised Development Layout Drawings (Rev. N dated 9/3/2021) submitted to DPHI and approved 4/6/2021.</p>	Not Triggered
<b>Soil and Water</b>				
<b>Revised Stormwater System Design</b>				
B4	Prior to the commencement of construction (except to permit an initial stage comprising earthworks on land within 150m west of Moorebank Avenue along its alignment north of the overpass over the rail link), the Applicant must submit a <b>Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation</b> to the Planning Secretary for approval.	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	<p>Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20, which was prior to construction.</p> <p>Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021; this was included in the Appendix A of the SDDR.</p>	Compliant
B5	The <b>Stormwater Design Development Report</b> must document how WSUD principles outlined in <b>Condition B9</b> have been incorporated into the design and operation of the development.	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	<p>Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20 and includes WSUD principals. The project is in construction.</p> <p>Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021; this was included in the Appendix A of the SDDR.</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B6	<p>To ensure the site will be developed in an integrated manner and that the whole development will comply with the conditions of this consent, submission of the <b>Stormwater Design Development Report</b> and <b>Revised Stormwater System Design Drawings</b> and <b>supporting documentation</b> required by <b>Condition B4</b> cannot be staged.</p> <p><i>Note: Condition B4 allows the Applicant to conduct earthworks on land within 150m west of Moorebank Avenue along its alignment north of the overpass over the rail link prior to submission of these documents.</i></p>	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	Stormwater Development Design Report - not staged.	Not Triggered
<b>Stormwater Design Independent Peer Review</b>				
B7	<p>An <b>Independent Peer Review report</b> must be submitted with the <b>Stormwater Design Development Report</b> and <b>Revised Stormwater System Design Drawings</b> and <b>supporting documentation</b>.</p>	<p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C (Appendix G)</p> <p>Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	The Independent Peer Review report was included in Appendix G of the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation. It was approved by the Department on 19/05/20, which was prior to construction.	Compliant
B8	<p>The review must:</p> <ol style="list-style-type: none"> <li>include a review of the numerical models used to develop the revised stormwater design;</li> <li>be undertaken by a technical expert, approved by the Planning Secretary, with over 15 years of experience in stormwater, flooding and water quality in NSW, including Water Sensitive Urban Design (WSUD), and not previously involved in preparation of drainage, flooding or hydrological designs or assessments for either MPW or MPE, or construction of either MPW or MPE; and</li> <li>include an assessment of the Revised Stormwater System Design Drawings and supporting documentation against all relevant conditions, stating whether the condition has been satisfied, and comments justifying the position.</li> </ol> <p><i>Note: The revised Stormwater System Design Drawings and supporting documentation will not be accepted until all the conditions have been accepted to the satisfaction of, and justified by, the peer reviewer.</i></p>	<p>Letter DPIE to SIMTA, 10/02/20</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C (Appendix G)</p>	<p>The Department approved the technical experts on 10/02/20.</p> <p>The Independent Peer Review report includes a review of each of the requirements specified in a) – c).</p>	Compliant
<b>Water Sensitive Urban Design</b>				
B9	<p>The revised stormwater system design, to be detailed in the <b>Stormwater Design Development Report</b> and <b>Revised Stormwater System Design Drawings</b> and <b>supporting documentation</b>, must be consistent with the objectives and principles set out in the NSW Office of Water's Guidelines for Controlled Activities and incorporate water sensitive urban design principles outlined in relevant Council policies, plans, guidelines and specifications and RMS's Water Sensitive Urban Design Guideline 2017, including:</p> <ol style="list-style-type: none"> <li>treating stormwater as a resource;</li> <li>mimicking natural processes in the control of stormwater;</li> <li>integrating drainage infrastructure and landscaping;</li> <li>managing water in a sustainable manner through considering the complete water cycle; and</li> <li>considered design, construction and maintenance to minimise impacts on the natural water cycle.</li> </ol>	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Letter DPIE to SIMTA, 19/05/20</p> <p>Stormwater System Design Drawings were amended and included in Appendix A in the SDDR (Rev. A 7/4/2021)</p>	<p>Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20. It is consistent with the objectives and principles set out in the NSW Office of Water's Guidelines for Controlled Activities and includes the information required under this condition.</p> <p>Stormwater System Design Drawings (Rev. A 7/4/2021)</p>	Compliant
B10	<p>The Applicant must submit revised drawings and supporting documentation to the Planning Secretary for approval, in accordance with the design principles and design criteria listed in <b>Conditions B11 to B22</b>.</p>	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	<p>Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20.</p> <p>Stormwater System Design Drawings (Rev. A 7/4/2021), this was approved by DPHI on the 6 June 2021.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Stormwater System Design Drawings (Rev. A dated 7/4/2021)  Letter of approval from DPHI dated 3/6/2021 (addendum to stormwater Design Development Report SDDR)		
<b>Piped Stormwater Drainage and Overland Flow Paths</b>				
B11	The stormwater system must be designed to: <ul style="list-style-type: none"> <li>a) convey flows up to and including the 10% AEP event within the formal piped drainage system, with flows from the 10% AEP to the 1% AEP event conveyed in controlled overland flow paths; and</li> <li>b) provide adequate overland flow paths in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event.</li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 3.3). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
<b>On-site Detention</b>				
B12	On-site detention (OSD) must attenuate peak flows from the development such that both the: <ul style="list-style-type: none"> <li>a) 1 in 1 year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 1 year ARI event; and</li> <li>b) 1 in 100 year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 100 year ARI event.</li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 4). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B13	OSD basins must: <ul style="list-style-type: none"> <li>a) be visually unobtrusive and sit within the final landform and landscaping;</li> <li>b) ensure public safety by incorporation of 'safer by design' principles; and</li> <li>c) have all sides with a maximum batter slope of 1V:4H, except at the OSD outlets.</li> </ul>	P Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0431 to 0435, and PIWWCOS-CV-DWG-0436 to 0438). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
<b>Stormwater Quality</b>				
B14	All stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B15	The stormwater quality infrastructure must comprise rainwater tanks, gross pollutant traps and biofiltration/ bioretention systems designed to meet the following criteria compared to a base case if there were no treatment systems in place: <ul style="list-style-type: none"> <li>a) reduce the average annual load of total nitrogen by 45%;</li> <li>b) reduce the average annual load of total phosphorus by 65%; and</li> <li>c) reduce the average annual load of total suspended solids by 85%.</li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5.5). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B16	All stormwater quality elements must be installed upstream of OSD basins, unless it can be demonstrated to the satisfaction of the Secretary that biofiltration/ bioretention systems within the OSD basins: <ul style="list-style-type: none"> <li>a) will not suffer damage from design flows;</li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 6, drawing set PIWW-COS-CV-DWG0433 to 0438, Appendix H). The Independent Peer Review report	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>b) can be maintained to achieve the water quality criteria; and</li> <li>c) will have adequate solar access ensuring that all bioretention systems are exposed to sunlight at midday on the winter solstice. This assessment is to include surrounding features of OSD basins, including but not limited to actual building heights and full mature height and size of proposed trees, as per the landscape plans.</li> </ul>	<p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	
B17	The area of biofiltration/ bioretention systems is to be at least 1% of the catchment draining to the system, to ensure there is no short-circuiting of the system.	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5, drawing set PIWW-COS-CV-DWG-0433 to 0438). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B18	Bioretention systems which are greater than 1,000 m <sup>2</sup> in area, are to be divided into cells with no individual cell greater than 1,000 m <sup>2</sup> .	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5, drawing set PIWW-COS-CV-DWG0433 to 0438). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B19	<p>All filter media used in stormwater treatment measures must:</p> <ul style="list-style-type: none"> <li>a) be loamy sand with an appropriately high permeability under compaction and must be free of rubbish, deleterious material, toxicants, declared plants and local weeds, and must not be hydrophobic;</li> <li>b) have an hydraulic conductivity = 100-300 mm/hr, as measured using the ASTM F1815-06 method;</li> <li>c) have an organic matter content less than 5% (w/w); and</li> <li>d) be provided adequate solar access, considering the design and orientation of OSD basins.</li> </ul>	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing set PIWW-COS-CV-DWG-0453, Appendix H). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
<b>Stormwater Outlet Structures</b>				
B20	<p>Discharge of stormwater from the development must not cause scour/ erosion of the banks or bed, or pollution of the Georges River or Anzac Creek.</p> <p><b>Note:</b> Pollution of waters as defined under section 120 of the POEO Act.</p>	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 3.6 and drawing set PIWW-COS-CV-DWG-0455). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B21	Outlet structures for the discharge of site stormwater drainage to the Georges River, Anzac Creek, external drainage or natural drainage lines must be constructed of natural materials to minimise erosion, facilitate natural geomorphic processes and include vegetation as necessary (gabion baskets and gabion mattresses are not acceptable).	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	<p>Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 3.6 and drawing set PIWW-COS-CV-DWG-0455). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.</p> <p>Outlet Structure (Sandstone rocks) drone photos included in Appendix E.</p>	Compliant
B22	Outlet structures must ensure habitat connectivity and wildlife movement is maintained along the Georges River riparian corridor.	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p>	<p>Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 3.6 and drawing set PIWW-COS-CV-DWG-0455). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.</p> <p>Outlet Structure (Sandstone rocks) drone photos included in Appendix E.</p>	Compliant
<b>Stormwater System Design Drawings</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B23	The Revised Stormwater System Design Drawings and supporting information to be submitted under <b>Condition B4</b> must include the details specified in <b>Conditions B24 to B28</b> .	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Appendix A for engineering design drawings). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B24	Drawings must show: <ul style="list-style-type: none"> <li>a) all information on a drainage catchment plans and a schedule of stormwater drainage elements (pipe lines and structures). Drainage drawing documentation is to be in accordance with the requirements detailed in Liverpool Council's Development Design Specification "D5 – Stormwater drainage design" clauses D5.22 and D5.24;</li> <li>b) location and width of controlled overland flow paths;</li> <li>c) maximum design flow levels to AHD;</li> <li>d) maintenance access to each on OSD basin; and</li> <li>e) the integration with MPE Stage 1 and MPE Stage 2 stormwater infrastructure including: <ul style="list-style-type: none"> <li>i. stormwater infrastructure on the MPW site that is intended to convey (pipes or overland flow paths) or treat or detain stormwater from MPE Stage 1 and MPE Stage 2, and/ or</li> <li>ii. drawings demonstrating that stormwater detention and treatment infrastructure has been provided for and approved under MPE Stage 1 and MPE Stage 2 for western draining MPE catchments.</li> </ul> </li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Appendix A for engineering design drawings and drawing sets PIWW-COS-CV-DWG-0461 & 0465, PIWW-COS-CV-DWG-0481 & 0483, PIWW-COS-CV-DWG-0441 to 0443 and Appendix F).  The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B25	All stormwater quality elements are to be detailed in the drawings including: <ul style="list-style-type: none"> <li>a) general arrangement plans at 1:500 and detailed plans as required at 1:200, showing system layout with key features including pipe arrangement with pipe sizes, diversion structure, high flow bypass, pre-treatment system, inlets, outlets, underdrainage, and maintenance vehicular access. The plans must show how the bioretention system will achieve separate cells of a maximum area of 1000 m2 with flow splitting;</li> <li>b) long and cross sections showing key features and levels including liner (base level of bioretention system), submerged zone level, drainage layer, transition layer, filter surface level, extended detention level, bund/ embankment level, and level of detention storage;</li> <li>c) pipe long sections, including invert levels, pipe sizes;</li> <li>d) details of key structures including diversion, pre-treatment system (make/ model), inlets, outlets;</li> <li>e) landscape plan including plant species;</li> <li>f) specification of filter media; and</li> <li>g) shadow diagrams, including surrounding features of OSD basins, actual building heights and full size of proposed trees, as per the landscape plans.</li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0401 through 0499, Appendix I, Appendix H). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
B26	Stormwater outlet drawings must show: <ul style="list-style-type: none"> <li>a) material type, size, thickness, with accompanying hydraulic calculations demonstrating the achievement of relevant stability thresholds;</li> <li>b) design arrangement including longitudinal sections, cross sections and typical arrangements;</li> <li>c) typical arrangements including details of any liners, keying into bed/ banks and filter material; and</li> <li>d) the tie in with the receiving water normal water level and/ or seasonal low flow levels.</li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0481 through 0486). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.	Compliant
<b>Stormwater System Design Supporting Documentation</b>				
B27	As part of the <b>supporting documentation</b> required under <b>Condition B4</b> , the Applicant must document the sequence of construction, including interim drainage solutions, for: <ul style="list-style-type: none"> <li>a) the drainage line from MPE to the Georges River;</li> </ul>	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0200 to 0250). The Independent Peer Review report includes a review of each	Not Triggered

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	<ul style="list-style-type: none"> <li>b) the northern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins; and</li> <li>c) the southern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins.</li> </ul>	<p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p> <p>Letter DPIE to SIMTA, 01/04/20</p>	<p>of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.</p> <p>Interim solutions for stormwater management are detailed in the SWMP, which was approved by the Department on 01/04/20</p>	
B28	<p>As part of the <b>supporting documentation</b> required under <b>Condition B4</b>, outlet structure investigations and design inputs must be submitted to the Planning Secretary, including:</p> <ul style="list-style-type: none"> <li>a) subsurface/ geotechnical assessment identifying underlying foundation conditions;</li> <li>b) hydraulic modelling;</li> <li>c) hydraulic calculations for stormwater outlet structures demonstrating achievement of relevant stability thresholds; and</li> <li>d) design specifications including schedule of drainage elements (e.g. rock sizes, and structures).</li> </ul>	<p>Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C</p> <p>Peer Review Letter and Certificate, AT&amp;L Consulting Engineers, 23/01/20</p> <p>Letter DPIE to SIMTA, 19/05/20</p> <p>Letter DPIE to SIMTA, 01/04/20</p>	<p>Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Appendix K). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20.</p> <p>Interim solutions for stormwater management are detailed in the SWMP, which was approved by the Department on 01/04/20. Refer response to CoC B29 and B30.</p>	Not Triggered
<b>Construction Erosion and Sediment Control</b>				
B29	<p>Prior to commencement of construction, the Applicant must prepare a <b>Soil and Water Management Plan (SWMP)</b> in accordance with the requirements of <i>Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom 2004)</i> and submit it to the Planning Secretary for approval. The SWMP must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) that it is fit for purpose, addresses the constraints posed by site conditions and complies with statutory requirements. The CPESC must have demonstrated experience in the identification, management and mitigation of erosion and sedimentation in dispersive and non-cohesive soils and be approved by the Planning Secretary.</p>	<p>Construction Soil and Water Management Plan (SWMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev 10 (and Rev 12)</p> <p>Letter DPIE to SIMTA, 01/04/20</p>	<p>Construction Soil and Water Management Plan (SWMP) prepared in accordance with the Blue Book. The SWMP was reviewed and endorsed by Mr Carl Vincent of ErSed, being a certified CPESC and approved by DPIE (refer DPIE Letter DOC19/1037798 dated 2/12/2019).</p> <p>The Department approved the SWMP on 01/04/20</p>	Compliant
B30	<p>The <b>SWMP</b> must form part of the <b>CEMP</b> required by <b>Condition C2</b> and, in addition to the general management plan requirements listed in <b>Condition C1</b>, the SWMP must include, but not be limited to:</p> <ul style="list-style-type: none"> <li>a) erosion and sediment control hazard assessment that includes: <ul style="list-style-type: none"> <li>i. monthly rainfall erosivity,</li> <li>ii. (flooding liability,</li> <li>iii. topography,</li> <li>iv. physical and chemical properties of in-situ and imported soil,</li> <li>v. sensitivity of the receiving environment;</li> </ul> </li> <li>b) management strategies to address the identified erosion and sediment control hazard that consider: <ul style="list-style-type: none"> <li>i. statutory and environmental management requirements including: <ul style="list-style-type: none"> <li>- minimising the extent and duration of land disturbance,</li> <li>- controlling water movement through and from site,</li> <li>- locating sediment basins in areas not subject to local stormwater flooding,</li> <li>- minimising soil erosion,</li> <li>- maximising sediment retention on site,</li> <li>- prompt and progressive stabilisation of disturbed areas,</li> </ul> </li> <li>ii. maintenance of drainage, erosion and sediment control measures,</li> <li>iii. monitoring and adjusting drainage, erosion and sediment control measures to achieve necessary performance standards,</li> <li>iv. planning for predicted rainfall and winds events and shut down periods;</li> </ul> </li> <li>c) a schedule of construction activities for the development, installation and removal of control measures and temporary and permanent stabilisation works,</li> <li>d) Erosion and Sediment Control Plans, including: <ul style="list-style-type: none"> <li>i. existing and proposed contours and drainage path,</li> </ul> </li> </ul>	<p>Construction Soil and Water Management Plan (SWMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe</p> <p>Letter DPHI to SIMTA, 01/04/20</p> <p>CSWMP Rev.18 dated 30/11/2021 approved by DPHI 18/3/2022.</p> <p>Letter from DPHI to Aspect dated 18/3/2022 approved CSWMP Rev.18</p>	<p>Construction Soil and Water Management Plan (SWMP) prepared to address the requirements of this condition:</p> <ul style="list-style-type: none"> <li>a) Table 3.4, Sections 2.3-2.6, 2.8, 3.5, 6.1, Appendices A, D, G</li> <li>b) Sections 2.8, 3.4-3.6, 4, 5, 5.8, 6, 8, Appendices A, B</li> <li>c) Sections 4 and 5</li> <li>d) Appendix A</li> <li>e) Sections 5, 6 and 8, Appendix A</li> <li>f) Section 5.8</li> </ul> <p>The SWMP was reviewed and endorsed by Mr Carl Vincent of ErSed, being a certified CPESC and approved by DPIE (refer DPIE Letter DOC19/1037798 dated 2/12/2019).</p> <p>The Department approved the SWMP on 01/04/20</p> <p>CSWMP Rev.18 dated 30/11/2021 approved by DPHI 18/3/2022.</p> <p>No further changes on Rev. 18 have been identified during the audit period.</p>	Compliant

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	<ul style="list-style-type: none"> <li>ii. all access points and facilities associated with the development,</li> <li>iii. limits of disturbance including protected areas and features,</li> <li>iv. extent of earthworks,</li> <li>v. areas of cut and fill,</li> <li>vi. location of all drainage, erosion and sediment control measures including numbering for identification, and</li> <li>vii. surface water monitoring locations;</li> <li>e) specific operating procedures such as dewatering and the treatment of water and sediment collected in basins; and</li> <li>f) details on methods of temporary and permanent slope stabilisation to adjacent lands (including the riparian corridor).</li> </ul>			
B31	Erosion and Sediment Control Plans must be updated as construction progresses and site conditions change.	<p>Georgiou Primary Erosion and Sediment Control Plan – Feb 2024, Rev. 22</p> <p>BMD - Moorebank ESCP MAW, 7/11/2023</p>	<p>Progressive erosion and sediment control plans are updated regularly by the Environment Manager and reviewed by the CPESC.</p> <p>Presented CPESC inspection reports from March to December 2023 and for January 2024.</p> <p>Sighted Erosion and Sediment Control Plans for Georgiou Feb 2024 and BMD 7 Nov 2023.</p>	Compliant
B32	The CPESC must undertake monthly inspections during construction, report on implementation of the SWMP and recommend any improvements to the SWMP and site control measures. The CPESC's report must be provided to the Planning Secretary monthly for the duration of construction or another time period as agreed by the Planning Secretary.	<p>CPESC Reports from ErdSed for MPW Stg 2 (covering Georgiou, BMD and Martinus) for:</p> <ul style="list-style-type: none"> <li>- March 2023, 30/3/23 submitted to DPHI 30/3/23</li> <li>- April 2023, 1/5/23 submitted to DPHI 2/5/23</li> <li>- May 2023, 23/5/23 submitted to DPHI 24/5/23</li> <li>- June 2023, 13/6/23 submitted to DPHI 27/6/23</li> <li>- July 2023, 3/8/23 submitted to DPHI 18/8/23</li> <li>- August 2023, 15/8/23 submitted to DPHI 23/8/23</li> <li>- September 2023, 17/9/23 submitted to DPHI 17/9/23</li> <li>- October 2023, 3/10/23 submitted to DPHI 11/10/23</li> <li>- November 2023, 14/11/23 submitted to DPHI 21/11/23</li> <li>- December 2023, 5/12/23 submitted to DPHI 05/12/23</li> <li>- January 2024, 26/2/24 submitted to DPHI 28/2/24</li> </ul> <p>CPESC Reports from ErdSed MPW Stg 2 (covering RCC - Janus North JR and South JN):</p> <ul style="list-style-type: none"> <li>- March 2023, 30/4/23, submitted to DPHI 4/5/23</li> <li>- DPHI acknowledge email received 7/5/23</li> <li>- April 2023, 27/4/23, submitted to DPHI for JR on the 4/5/2023 and for JN on the 21/5/23</li> </ul>	<p>The CPESC reports show that inspections are occurring monthly and recommendations on improvement are being made. These are being submitted monthly.</p> <p>Evidence of CPESC inspections for Georgiou - Moorebank West (Internal works within OSD 5 &amp; 6; works to OSD outlets; OSD 8; earthworks at Precinct 2,3 &amp; 4); BMD - Moorebank Av (Roadworks and material handling) and Martinus – INTS (Stormwater works; Basin Works; drainage works; preparation of formation for slabs and rail placement southern end) were sighted from Mar to Dec 2023 and Jan 2024.</p> <p>CPESC Reports covering RCC - Janus North JR and South JN, including footprint and stormwater from Mar to Dec 2023 and Jan 2024 – no records of inspection in August and November 2023.</p> <p>On 18/12/2023 Aspect (as Logos representative) notified the Department of a potential non-compliance against Condition B32 - CPESC Reports for August, September and October 2023 were not uploaded to the DPHI portal with on month of inspection date.</p> <p><b>Non-compliance: CPESC Reports for August, September and October 2023 from RCC were not uploaded to the DPHI portal with on month of inspection date. Additionally, no inspection of RCC construction area for November 2023 was carried out.</b></p> <p>CPESC Reports covering Vaughan works from Jun to Dec 2023 and Jan 2024 were presented.</p> <p>Letter from Aspect to DPHI, 4/12/2023 re. CPESC inspection and reporting for January 2024.</p>	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- May 2023, 25/5/23</li> <li>- June 2023, 27/6/23 submitted to DPHI 28/6/23</li> <li>- July 2023, 31/7/23 submitted to DPHI 21/8/23</li> <li>- September 2023 for JR, 28/9/23, submitted to DPHI 11/10/23</li> <li>- September 2023 for Stormwater, 5/9/23, submitted to DPHI 12/10/23</li> <li>- September 2023 submitted to DPHI 16/01/24</li> <li>- October 2023 for JR, 26/10/23 submitted to DPHI 14/12/23</li> <li>- December 2023 for JR, 19/12/23 submitted to DPHI 19/12/23</li> <li>- December 2023 for Stormwater, 19/12/23, submitted to DPHI 19/12/23</li> <li>- January 2024 for JR, 29/01/24, submitted to DPHI 8/2/24</li> </ul> <p>CPESC Reports from ErdSed MPW Stg 2 (covering RCC - Janus JR and JN footprint):</p> <ul style="list-style-type: none"> <li>- March 2023, 30/4/23, submitted to DPHI 4/5/23</li> <li>- DPHI acknowledge email received 19/5/23</li> </ul> <p>CPESC Reports from ErdSed MPW Stg 2 (covering Vaughan works):</p> <ul style="list-style-type: none"> <li>- June 2023, 23/6/2023</li> <li>- July 2023, 17/7/23 submitted to DPHI 17/07/23</li> <li>- August 2023, 17/8/23 submitted to DPHI 18/8/23</li> <li>- September 2023, 14/09/23 submitted to DPHI 14/9/23 and 16/10/23 submitted to DPHI 16/10/23</li> <li>- October 2023, 16/10/23 submitted to DPHI 15/10/23</li> <li>- November 2023, 24/11/23 submitted to DPHI 24/11/23</li> <li>- December 2023, 8/12/23 submitted to DPHI 14/12/23</li> <li>- January 2024, 4/2/24, submitted to DPHI 5/2/24</li> </ul> <p>Letter from Aspect to DPHI, 4/12/2023 re. CPESC inspection and reporting for January 2024.</p> <p>DPHI post approval portal lodgment record for NC on B32 and C11 on the 18/12/2023</p>		
B33	All temporary construction stage erosion and sediment control infrastructure that is intended to be converted to permanent stormwater quality or on-site detention infrastructure must be constructed in accordance with the revised stormwater design drawings approved by the Planning Secretary under <b>Condition B4</b> .	<p>Site inspection 7/3/2024 and Interview with auditees 8/03/2024</p> <p>CPESC letter 1/2/24</p>	Temporary measures have been converted to permanent stormwater. Sighted letter from CPESC on the 1/2/24 with confirmation that the project area was inspected, confirmed the catchments to the stormwater	Compliant

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			were either completed and stabilised for connection to the offsite stormwater system.	
B34	Conversion of construction stage 0 and sediment control infrastructure into permanent stormwater quality or on-site detention infrastructure must only occur once the civil works (roads and drainage) have been completed for the associated site sub-catchment.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024  CPESC letter 1/2/24	Temporary measures have been converted to permanent stormwater. Sighted letter from CPESC on the 1/2/24 with confirmation that the project area was inspected, confirmed the catchments to the stormwater were either completed and stabilised for connection to the offsite stormwater system.	Compliant
B35	Where construction of sediment basins and stormwater outlet works (including clearing, scour protection/ erosion control) are to be undertaken outside the site on Crown land (being the banks and bed of the Georges River), design those works must be prepared with the input of an aquatic ecologist, and evidence of DPI (Crown Lands) approval is to be provided to the Planning Secretary prior to commencement of construction. Details of finished works are to be submitted to DPI (Crown Lands) for information.	Interview with auditees 8/03/2024  Letter Cumberland Ecology to SIMTA, 18/10/19 (Moorebank Precinct West Stage 2: Aquatic Ecology input on Sediment Basin and Stormwater Outlet Designs)	Stormwater outlet works (including clearing, scour protection/ erosion control) are being constructed outside the site on Crown land (being the banks and bed of the Georges River).  Evidence provided shows that the aquatic ecologist provided input into the design and that Crown Lands issued a licence to construct the works on its land. This information was provided to the Department in July 2021.	Compliant
<b>Stormwater Infrastructure Operation and Maintenance Plan</b>				
B36	Prior to commencement of operation, the Applicant must prepare a Stormwater Infrastructure Operation and Maintenance Plan to manage the operation and maintenance of stormwater infrastructure on-site and off-site, to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required under Condition C5 and must be implemented for the life of the assets and must include provision for: <ul style="list-style-type: none"> <li>a) the management and maintenance of the assets, including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor;</li> <li>b) quarterly inspections, and inspections after major rainfall events including scour/ bank protection structures;</li> <li>c) schedule for routine checking (at least quarterly), cleaning and servicing of all water quality devices/ systems in accordance with the manufacturer's and/ or designer's recommendations;</li> <li>d) maintenance of records of all maintenance activities undertaken;</li> <li>e) preparing quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities;</li> <li>f) recording results of water quality monitoring required under Condition B38;</li> <li>g) investigation, management and mitigation of water quality target exceedances;</li> <li>h) requiring annual independent auditing; and</li> <li>i) procedures for submission of the quarterly maintenance reports and annual independent audit reports to the Planning Secretary, including the results of inspections, management and maintenance actions and water quality monitoring.</li> </ul>	Site inspection 7/3/2024	The project is in construction.	Not Triggered
B37	In addition to the requirements for independent environmental audits under <b>Conditions C16 to C18</b> , the annual audit of the stormwater quality system must be undertaken by a suitably qualified professional with demonstrable experience in WSUD. The audit is to verify the condition of the treatment system(s), verify and document that the system(s) is working as intended, verify the system(s) has been cleaned adequately, verify there is no excessive build-up of material in the system(s) and identify any issues with the treatment system(s) which require rectification for the system(s) to adequately perform its intended function.	Site inspection 7/3/2024	The project is in construction.	Not Triggered
<b>Stormwater Quality Monitoring</b>				
B38	Prior to commencement of operation, the Applicant must prepare a <b>Stormwater Quality Monitoring Program</b> in consultation with Council and the EPA. The program must form part of the OEMP required under <b>Condition C5</b> , be implemented for the life of the development and include the following: <ul style="list-style-type: none"> <li>a) base line water quality data;</li> <li>b) monitoring parameters;</li> <li>c) water quality assessment criteria;</li> <li>d) receiving water quality monitoring sites in Anzac Creek and upstream and downstream of the site in the Georges River;</li> </ul>	Site inspection 7/3/2024	The project is in construction	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	e) monitoring of water quality at sediment basin/ on-site detention/ bioretention basin outlet channels and piped outlets discharging to the Georges River; f) frequency of sampling, including wet weather sampling; g) method of sampling and analysis; h) assess water quality and quantity performance for construction discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and i) include sampling locations and the frequency of sampling including wet weather sampling.			
<b>Acid Sulfate Soils Management</b>				
B39	An <b>Acid Sulfate Soils Management Plan</b> must be developed consistent with the Acid Sulfate Soils Manual and must: <ul style="list-style-type: none"> <li>a) deal with the unexpected discovery of actual or potential acid sulfate soils; and</li> <li>b) include procedures for the investigation, handling, treatment and management of such soils and water seepage.</li> </ul>	Acid Sulfate Soil Management Plan (ASSMP) Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank NSW, EP Risk, v.5 30/01/20  Letter DPIE to SIMTA, 21/02/20	The ASSMP was prepared to address these requirements (Sections 7, 7.2 – 7.12) and was approved by the Department.  The requirements of CoC C1 were addressed in Sections 2, 4, 5, 7, 8, 9 of the ASSMP.  No changes on the plan identified in the audit period.	Compliant
<b>Land Disturbance, Earthworks and Importation of Fill</b>				
B40	The Applicant must: <ul style="list-style-type: none"> <li>a) keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and</li> <li>b) make these records available to the Department or EPA upon request.</li> </ul>	Moorebank Precinct West Import Fill Protocol, CARAS - Weight Bridge tracking program  Georgiou Material Tracking (MTF) Register, current 7/3/24  <b>Existing Sites:</b>  M6 Stage 1 Tunnel Spoil RRO Compliance Report 24/10/2022, 25/10/2022, 02/03/2022 from Ade Consulting Group  Waste Classification reports from Ade Consulting Group for the following: <ul style="list-style-type: none"> <li>- Sydney Olympic Park Construction Site, Sydney Metro West; Central Tunnelling Package – Station Box dated 5/10/2022</li> </ul> VENM Assessment Report for 280-298 Railway Parade, Carlton, NMSW from TRINITAS Group dated 9/12/2022  Waste Classification Certificate from eiaustralia: <ul style="list-style-type: none"> <li>- 723 – 729 Princess Highway, Blakehurst, 29/11/2022</li> <li>- Blakehurst E25895.E05.001 Rev0, 29/11/22 issued by eiaustralia</li> </ul> VENM Report from Aargus for 1262-1270 Canterbury Rd, Roseland dated 17/10/2022  Soil Classification Report No. E2631 for 101 Nuwarra Rd., 06/07/2021 by Foundation Earth Sciences	Records were provided by CARAS based on the weighbridge – now decommissioned.  The weighbridge showed that records of source, volume and type of fill imported to site was being recorded. These were supported by the material classification reports. Refer response to CoC A7.  Exported material has been accurately recorded.  The records are available for the Department and EPA if required.  The Contractors presented evidence for recording the waste material, as follows: <ul style="list-style-type: none"> <li>- Georgiou:               <ul style="list-style-type: none"> <li>o Recycling and General Waste current to Feb 2024. EPA License No. 20885 – located at Aussie Skips Recycling Strathfield South.</li> <li>o Georgiou Material Tracking (MTF) Register, current 7/3/24.</li> <li>o Georgiou Material Tracking Form dated 8/11/23, for stripped topsoil material from WH11 showing the source of material, quantity, description, location.</li> </ul> </li> <li>- BMD: Waste and Recycling Register up to date 29/2/2024</li> <li>- RCC Stg 2 Recycling report from Jul to Dec 2023 from Garbage Guts Skip Bins.</li> <li>- Vaughan: Monthly reports from Bingo, for Jul-Dec 2023 and Jan-Feb 2024</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email 7/02/2022 PMS-JWPrince re: PMS inspection report on 101 Nuwarra Rd (site compose of shale)</p> <p>Waste Classification - Burwood North Station, Station Box and South-eastern Shaft Sydney Metro West; Central Tunnelling Package 4/10/2022 by ADE Consulting Group</p> <p>Natural Soil Inspection M6 Motorway Stage 1: Rockdale Construction Ancillary Facility (C2) Shaft 26/08/2022, Tetra Tech Coffey</p> <p>M6 Stage 1 (hard ground) tunnel spoil exemption February 2022, 18/02/2022 by EPA</p> <p>M6 Stage 1 (hard ground) tunnel spoil order February 2022, 18/02/2022 by EPA</p> <p>Material Characterisation Assessment - Nominated Stockpiled Material at 2 Cambridge Avenue 27/01/2023 by Geotest Services</p> <p>Material Characterisation Assessment - Nominated Stockpiled Material at 2 Cambridge Avenue 02/02/2023 by Geotest Services</p> <p><b><u>New Sites:</u></b></p> <p>Visual VENM Report for 6-16 Victoria Street, 18/11/2022 by Alliance</p> <p>Material Classification Report – Offsite Disposal for 16 Victoria Street Kogarah 21/07/2022 by Earthworx Consulting Solutions</p> <p>Geotechnical Investigation Report for Proposed Multi-Storey Development – Stage 1A at 44-52 Regent Street, Kogarah, 21/02/2020 by Alliance Geotechnical</p> <p>Waste Classification Certificate issued by eiaustralia for:</p> <ul style="list-style-type: none"> <li>- 35 Sefton Road E25460.E05.002 Rev0, 17/02/2023</li> <li>- 15-21 Hampton Court Road Carlton E25789.E05.001 Rev0, 31/01/2023</li> <li>- 13-19 Canberra Avenue St Leonards</li> </ul> <p>Material Classification ENM &amp; VENM 28 Lockwood Avenue Belrose, 13/02/2023 by Atlas Geotechnical Services</p> <p>VENM Certificate Sydney Metro West Western Tunnelling Package: Clyde Zone 2a - Rosehill Box, 8/03/2023 issued by Epic Environmental</p> <p>Waste Analysis &amp; Classification Report for Five Dock Const. Site, Sydney Metro West, Central Tunnelling Package, Five</p>		



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		<p>Dock, 21/10/2022 by ADE Consulting Group</p> <p>Site inspection 7/3/2024 and Interview with auditees 8/03/2024</p> <p>Georgiou: Recycling and General Waste current to Feb 2024. EPA License No. 20885 – located at Aussie Skips Recycling Strathfield South.</p> <p>Georgiou Material Tracking (MTF) Register, current 7/3/24 and Material Tracking Form dated 8/11/23</p> <p>BMD: Waste and Recycling Register up to date 29/2/2024</p> <p>RCC Stg 2 Recycling report from Jul to Dec 2023 from Garbage Guts Skip Bins.</p> <p>Vaughan: Monthly reports from Bingo, for Jul-Dec 2023 and Jan-Feb 2024<sup>1</sup> friable waste for Georgiou</p>		
B41	<p>Land disturbance and land filling activities must be undertaken:</p> <p>a) in a phased manner, impacting a maximum contiguous area of 65 hectares at any one time; and</p> <p>b) with no disturbance (including vegetation clearing) of another area (other than the construction of erosion and sediment control measures and associated drainage for the separation of clean and dirty water) until:</p> <ol style="list-style-type: none"> <li>i. a C-factor of 0.05 has been achieved on the previous phase, and</li> <li>ii. at least 75% of the permanent stabilisation works have been implemented for the previous phase, and</li> <li>iii. at least 95% all of the permanent stabilisation works on any other previously disturbed area have been implemented.</li> </ol> <p><b>Note:</b> For the purposes of this condition, permanent stabilisation works include established grass cover and for the southern fill area where future warehousing is proposed, must be in accordance with Condition B65.</p>	<p>CPESC Reports from ErdSed for MPW Stg 2 (covering Georgiou, BMD and Martinus)</p> <ul style="list-style-type: none"> <li>- March 2023, 30/3/23</li> <li>- April 2023, 1/5/23</li> <li>- May 2023, 23/5/23</li> <li>- June 2023, 13/6/23</li> <li>- July 2023, 3/8/23</li> <li>- August 2023, 15/8/23</li> <li>- September 2023, 17/9/23</li> <li>- October 2023, 3/10/23</li> <li>- November 2023, 14/11/23</li> <li>- December 2023, 5/12/23</li> <li>- January 2024, 26/2/24</li> </ul> <p>CPESC Reports from ErdSed MPW Stg 2 (covering RCC - Janus North JR and South JN):</p> <ul style="list-style-type: none"> <li>- March 2023, 30/4/23</li> <li>- April 2023, 27/4/23, for and JN</li> <li>- May 2023, 25/5/23</li> <li>- June 2023, 27/6/23</li> <li>- July 2023, 31/7/23</li> <li>- September 2023 for JR, 28/9/23</li> <li>- September 2023 for Stormwater, 5/9/23</li> <li>- October 2023 for JR, 26/10/23</li> <li>- December 2023 for JR, 19/12/23</li> <li>- December 2023 for Stormwater, 19/12/23</li> <li>- January 2024 for JR, 29/01/24</li> </ul>	<p>Progressive erosion and sediment control plans are updated regularly by the Environment Manager. They identify the continuous areas of exposure, disturbed area, C factor, soil loss, etc. Sighted ESCP for Georgiou, BMD and RCC.</p> <p>The progressive erosion and sediment control plans shows compliance with part a) and b) i). Permanent stabilisation works are not within the audit period.</p> <p>Erosion and sediment control plans are reviewed by the CPESC. Sighted email sent for review of ESCP from BMD on the 15/2/2023.</p> <p>Presented CPESC inspection reports from March to December 2023 and for January 2024.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>CPESC Reports from ErdSed MPW Stg 2 (covering RCC - Janus JR and JN footprint) March 2023, 30/4/23</p> <p>CPESC Reports from ErdSed MPW Stg 2 (covering Vaughan works):</p> <ul style="list-style-type: none"> <li>- June 2023, 23/6/2023</li> <li>- July 2023, 17/7/23</li> <li>- August 2023, 17/8/23</li> <li>- September 2023, 14/09/23</li> <li>- October 2023, 16/10/23</li> <li>- November 2023, 24/11/23</li> <li>- December 2023, 8/12/23</li> <li>- January 2024, 4/2/24</li> </ul> <p>Georgiou: Primary Erosion and Sediment Control Plan – Feb 2024, Rev. 22</p> <p>BMD: Moorebank ESCP MAW, 7/11/2023</p>		
B42	Stockpiling of imported fill is not permitted for longer than 6 months before placement.	<p>Site inspection 7/3/2024</p> <p>Material Import Tonnages.xls, current to Feb 2024 from CARAS Weight Bridge tracking program</p> <p>Georgiou Material Tracking (MTF) Register, current 7/3/24</p> <p>Georgiou Material Tracking Form for stripped topsoil material from WH11 11/10/23</p> <p>JBS&amp;G 7/3/2023 re. MPW ACM stockpile</p> <p>JBS&amp;G 12/9/23 re. Warehouse 11 Stockpile 511 (SP511)</p> <p>JBS&amp;G Long Term Stockpile 3A (LTS-SP3A) Assessment (Lower Half) Letter, 24/8/2023</p> <p>BMD 121-2092 Stockpile register Rev 1, 21/2/24</p>	<p>Based on the inspections conducted under SSD 10431 audit and the inspection for the SSD 7709 audit, it appears as though whilst stockpile locations are relatively static, material imported under SSD 10431 is being progressively stockpiled and consumed.</p> <p>Presented Georgiou Material Tracking (MTF) Register, current 7/3/24 and Material Tracking Form for stripped topsoil material from WH11 11/10/23, showing the source of material, quantity, description, location, etc.</p> <p>JBS&amp;G 7/3/2023 re. MPW ACM stockpile, indicates no PFAS and only geotechnical material. Removed and reallocated to WH11.</p> <p>BMD 121-2092 Stockpile register Rev 1, 21/2/24, all stockpiles sighted during the site inspection were labelled.</p> <p>BMD nor Georgiou have done any offsite disposal.</p> <p>Vaughan has maintained one stockpile, compacted under N2 (3 metres in height and compacted), close to the basin; it about 600mt lower than the surrounding.</p>	Compliant
B43	<p>Stockpiles must:</p> <ol style="list-style-type: none"> <li>a) not exceed 10 m in height;</li> <li>b) be benched over 4 m in height;</li> <li>c) have maximum of 1V:3H slopes <b>or a steeper slope where certified by a suitably qualified geotechnical specialist</b>; and</li> <li>d) be stabilised if not worked on for more than 10 days.</li> </ol>	<p>MPW S2 Environmental Representative Site Inspection Report from Pitt &amp; Sherry:</p> <ul style="list-style-type: none"> <li>- 09/03/2023</li> <li>- 06/04/2023</li> <li>- 18/05/2023</li> <li>- 29/06/2023</li> <li>- 27/07/2023</li> <li>- 10/08/2023</li> <li>- 21/09/2023</li> <li>- 19/10/2023</li> <li>- 02/11/2023</li> </ul>	<p>Stockpiles appear to be stabilised, benched and adequately battered. Stockpile management is incorporated into the contractor forms and processes and subject to ER and CPESC inspections.</p> <p>Refer to photos on Appendix E, for Rock ballast stockpiles, and all others in Georgiou site.</p> <p>Additionally, it was noted that some stockpiles were heavily vegetated.</p> <p>JBS&amp;G 7/3/2023 re. MPW ACM stockpile, indicates no PFAS and unsuitable. Removed and reallocated to WH11.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- 18/12/2023</li> <li>- 30/01/2024</li> <li>- 08/02/2024</li> </ul> <p>MPWS2 SSD 7709 – ER Monthly Reports from Pitt &amp; Sherry for: from Mar 2023 to Jan 2024</p> <p>CPESC Reports from ErdSed for MPW Stg 2 (covering Georgiou, BMD and Martinus)</p> <ul style="list-style-type: none"> <li>- March 2023, 30/3/23</li> <li>- April 2023, 1/5/23</li> <li>- May 2023, 23/5/23</li> <li>- June 2023, 13/6/23</li> <li>- July 2023, 3/8/23</li> <li>- August 2023, 15/8/23</li> <li>- September 2023, 17/9/23</li> <li>- October 2023, 3/10/23</li> <li>- November 2023, 14/11/23</li> <li>- December 2023, 5/12/23</li> <li>- January 2024, 26/2/24</li> </ul> <p>CPESC Reports from ErdSed MPW Stg 2 (covering RCC - Janus North JR and South JN):</p> <ul style="list-style-type: none"> <li>- March 2023, 30/4/23</li> <li>- April 2023, 27/4/23, for and JN</li> <li>- May 2023, 25/5/23</li> <li>- June 2023, 27/6/23</li> <li>- July 2023, 31/7/23</li> <li>- September 2023 for JR, 28/9/23</li> <li>- September 2023 for Stormwater, 5/9/23</li> <li>- October 2023 for JR, 26/10/23</li> <li>- December 2023 for JR, 19/12/23</li> <li>- December 2023 for Stormwater, 19/12/23</li> <li>- January 2024 for JR, 29/01/24</li> </ul> <p>CPESC Reports from ErdSed MPW Stg 2 (covering RCC - Janus JR and JN footprint) March 2023, 30/4/23</p> <p>CPESC Reports from ErdSed MPW Stg 2 (covering Vaughan works):</p> <ul style="list-style-type: none"> <li>- June 2023, 23/6/2023</li> <li>- July 2023, 17/7/23</li> <li>- August 2023, 17/8/23</li> <li>- September 2023, 14/09/23</li> <li>- October 2023, 16/10/23</li> <li>- November 2023, 24/11/23</li> <li>- December 2023, 8/12/23</li> <li>- January 2024, 4/2/24</li> </ul> <p>Georgiou: Primary Erosion and Sediment Control Plan – Feb 2024, Rev. 22</p>	<p>BMD 121-2092 Stockpile register Rev 1, 21/2/24, all stockpiles sighted during the site inspection were labelled.</p> <p>Vaughan has maintained one stockpile, compacted under M2 (3 metres in height and compacted), close to the basin; it about 600mt lower than the surrounding.</p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Georgiou Material Tracking (MTF) Register, current 7/3/24  BMD: Moorebank ESCP MAW, 7/11/2023  BMD 121-2092 Stockpile register Rev 1, 21/2/24  Site inspection 7/03/2024		
B44	Placed fill must be stabilised if construction does not commence within 10 days.	Georgiou: Primary Erosion and Sediment Control Plan – Feb 2024, Rev. 22  BMD: Moorebank ESCP MAW, 7/11/2023  Site inspection 7/03/2024  CPESC Reports from ErdSed for MPW Stg 2 (covering Georgiou, BMD and Martinus) from Mar 2023 to Dec 2023 and Jan 2024  CPESC Reports from ErdSed MPW Stg 2 (covering RCC - Janus North JR and South JN) from Mar 2023 to Dec 2023 and Jan 2024  CPESC Reports from ErdSed MPW Stg 2 (covering Vaughan works) from June to Dec 2023 and Jan 2024	Placed fill is stabilised when not being actively worked on. This was sighted during the site inspections and is evidenced through the stabilisation factor calculations on the progressive erosion and sediment control plans.  Stabilisation is also subject to ER and CPESC inspections.	Compliant
B45	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	Revised Development Layout Drawings (PIWW-RCG-AR-DWG) <a href="https://simta.com.au/mpw/">https://simta.com.au/mpw/</a>  Letter DPIE to SIMTA, 29/05/20  Site inspection 7/03/2024	The batters around stormwater infrastructure are designed to meet the specifications in CoC B2 which (by extension) meet these requirements. Basin Batters construction has been completed and vegetated.  Batter has been polymerized on WH1 and WH2 reducing the probability of erosion and enabling water management during construction.	Compliant
<b>Air Quality</b>				
<b>Dust Minimisation</b>				
B46	The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:  a) 2 g/m <sup>2</sup> /month maximum increase in deposited dust level; and b) 4 g/m <sup>2</sup> /month maximum deposited dust level.	Dust Monitoring Reports from Eurofins for RCC for:  - March 2023 dated 16/4/2023 - May 2023, dated 23/06/2023 - June 2023, dated 14/07/2023  Dust Deposition results - Certificate of Analysis from ALS for Georgiou Group, 13/4/2023, 10/7/2023, 9/8/2023, 8/9/2023, 17/10/2023, 6/11/2023, 8/12/2023 and 28/12/2023	Sighted dust deposition results for March, May and June 2023. It was noted that in the sample provided the following results was recorded for Sep 2023: DDG-05 (1/8/23-1/9/23) (29.4g/m <sup>2</sup> /month).  Monitoring is conducted on the boundary of the MPW site. For the first half of 2023 (until May 2023) there were not exceedances (CCR5). It appears there was one in Sep 2023, as indicated in the results above.  No other request for the above.	Compliant
<b>Prevention of Odours</b>				
B47	The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).	Site inspection 7/03/2024	During the site inspection no odour was observed.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Complaints register current to Feb 2024	No complaints in relation to these matters were recorded during the audit period.	
B47A	<p><b>Operational Air Quality Management Plan</b></p> <p>Prior to commencement of operation of the MPW development, the Applicant must prepare an Operational AQMP (AQMP) for the entire precinct (MPE + MPW) and submit for the approval of the Planning Secretary. The Applicant may submit a plan approved under an approval for the MPE site, provided it is amended to apply to and address air quality impacts of the MPW development. The AQMP must be prepared by a suitably qualified and experienced person(s) and must form part of the OEMP required by condition C5. The AQMP must demonstrate how the development would comply with the conditions of this consent and include a) to e).</p>	Interview with Auditees 7-8/03/2024	Operations on MPW have not started yet.	Not Triggered
B47B	The Applicant must: (a) not commence operation until the AQMP is approved by the Planning Secretary; and (b) operate the development in accordance with the AQMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Interview with Auditees 7-8/03/2024	Operations on MPW have not started yet.	Not Triggered
<b>Urban Heat Island Mitigation (UHIM)</b>				
B48	<p>The Development must be designed and operated to meet Urban Heat Island Mitigation principles and to achieve a 4°C degree decrease in temperature compared to neighbouring industrial developments by including measures such as:</p> <ul style="list-style-type: none"> <li>a) WSUD elements such as wetlands;</li> <li>b) shade tree planting;</li> <li>c) vegetation ground cover;</li> <li>d) use of 'cool' building and pavement materials (i.e. those with high reflectivity in the infrared spectrum); and</li> <li>e) green roofs.</li> </ul>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>Urban Heat Island Mitigation is included in Section 2 of the UDDR. It specifies the relevant control measures. The UDDR was approved by the Department 12/08/2020.</p> <p>Revised UDDR Rev. 6 – dated March 2021 approved 11/11/2021.</p> <p>No updates since Nov 2021.</p>	Compliant
<b>Ecologically Sustainable Development</b>				
B49	<p>The Development must be designed and operated to meet ESD principles and include measures such as the following:</p> <ul style="list-style-type: none"> <li>a) passive solar design;</li> <li>b) use of energy efficient plant and equipment;</li> <li>c) use of renewable energy sources;</li> <li>d) cross-ventilation</li> <li>e) selection of materials with lower energy manufacturing requirements;</li> <li>f) use of locally sourced materials to reduce impacts associate with transport;</li> <li>g) rainwater capture and reuse;</li> <li>h) water efficient fixtures and fittings; and</li> <li>i) waste minimisation and recycling.</li> </ul>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	ESD principles are included in Section 2 of the UDDR. It specifies the relevant control measures. The UDDR was approved by the Department 12/08/2020.	Compliant
B50	The Development must register for a 'design' and 'as built' rating under the Infrastructure Council of Australia (ISCA) rating tool for development infrastructure.	<p>ISCA website</p> <p><a href="https://www.iscouncil.org/project/moorebank-logistic-park-as-built">https://www.iscouncil.org/project/moorebank-logistic-park-as-built</a></p>	The ISCA website demonstrates registration.	Compliant
B51	The Development must be designed and operated to meet minimum 4 star Green Star certification by the Green Building Council of Australia for warehouse design, construction and operation.	Interview with auditees 8/03/2024	Design and construction are ongoing.	Not Triggered
<b>Urban Design and Landscaping</b>				
<b>Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B52	<p>Prior to commencement of relevant permanent built surface works and/ or landscaping, an <b>Urban Design Development Report, Revised Landscape Design Drawings</b> and <b>Revised Architectural Drawings</b> including plans, sections and details and supporting documentation must be submitted to the Planning Secretary for approval.</p> <p><i>Note: For the purposes of this condition, earthworks including placement of fill are not considered permanent built surface works.</i></p>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p> <p>Site inspection 7/3/2024</p>	<p>The UDDR was prepared to address the requirements of CoC B48, B49, B53, B54, B55, B56, B59 – B74. It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21. Construction of permanent built surface works or landscaping has yet to commence.</p> <p>No updates since Nov 2021.</p>	Compliant
B53	<p>The <b>Urban Design Development Report</b> must be developed in consultation with the Government Architect NSW (GANSW) and provide detailed objectives for design and operation of the development and define place specific urban design principles incorporating those outlined in <b>Conditions B48, B49</b> and <b>B57</b>. Details of the consultation are to be submitted as part of the <b>Urban Design Development Report</b>.</p>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (Appendix 4.6). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
B54	<p>The revised landscape and architectural drawings and design details must be at a suitable scale (minimum plan view scale of 1:1000 at A1 with sections and details at a minimum scale of 1:200 at A1) to demonstrate:</p> <ol style="list-style-type: none"> <li>how the objectives and principles developed in the <b>Urban Design Development Report</b> required under <b>Condition B53</b> have been incorporated into the design;</li> <li>the revised warehouse layout in accordance with <b>Condition B2</b>; and</li> <li>compliance with the criteria specified in <b>Conditions B59</b> to <b>B74</b>.</li> </ol>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (Appendix 4.2, 4.3 – Architectural/Landscape Drawing). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
<b>Urban Design and Landscape Independent Peer Review</b>				
B55	<p>An independent peer review report must be submitted with the <b>Urban Design Development Report</b> and <b>Revised Landscape Design Drawings</b> and <b>Revised Architectural Drawings</b> and supporting documentation.</p>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revision 6, March 2021 and Appendix Rev 17, Reid Campbell.</p> <p>Urban Design and Landscape - Independent Peer Review Report, Matthew Pullinger Architect, 13/12/19</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR included an independent review to address the requirements of this condition (UDDR Appendix 4.5). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
B56	<p>The review must:</p> <ol style="list-style-type: none"> <li>be undertaken by an expert(s) in urban design and landscaping (for example, a member of the State Design Review Panel);</li> <li>include an assessment of the <b>Revised Landscape Design Drawings, Revised Architectural Drawings</b> and supporting documentation against the objectives and urban design principles established in the Urban Design Development Report and all relevant conditions, stating whether the drawings demonstrate achievement of the objectives and urban design principles and that all relevant conditions of this consent have been satisfied; and</li> <li>include comments justifying conclusions reached in the assessment.</li> </ol> <p><i>Note: The revised landscape drawings, architectural drawings and supporting documentation will not be accepted until they meet the objectives and design principles and all relevant conditions to the satisfaction of, with justification provided by, the peer reviewer.</i></p>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Urban Design and Landscape - Independent Peer Review Report, Matthew Pullinger Architect, 13/12/19</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR included an independent review to address the requirements of this condition (UDDR Appendix 4.5). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
<b>Landscape Design</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B57	<p>The <b>Revised Landscape Design Drawings</b> must demonstrate a design that generally incorporates the principles outlined in <i>Better Placed, Greener Places</i> and the <i>Green Grid</i> documents by the NSW Government Architect and the <i>Western Sydney District Plan</i> (March 2018) by the Greater Sydney Commission, and:</p> <ul style="list-style-type: none"> <li>a) provide for visitor and worker amenity;</li> <li>b) incorporate 'safer by design' principles;</li> <li>c) use locally indigenous species;</li> <li>d) be integrated with the stormwater system design set out in the <b>Revised Stormwater Design Drawings</b> required under <b>Condition B4</b>; and</li> <li>e) mitigate the visual impacts of buildings and infrastructure particularly when viewed from Casula.</li> </ul>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (Appendix 4.3 – Landscape Drawings). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
<b>Design Criteria</b>				
B58	<p>The <b>Revised Landscape Design Drawings</b> and <b>Revised Architectural Drawings</b> and associated elements must demonstrate a design that meets the design criteria and other requirements listed in <b>Conditions B59 to B74</b>.</p>	Refer to evidence under Conditions B59 to B74	Refer to findings under CoC B59 to B74	Compliant
<b>Staff and Visitor Facilities</b>				
B59	<p>Pedestrian and cycle paths must:</p> <ul style="list-style-type: none"> <li>a) be provided through the site to provide connections to Moorebank Avenue, the rail terminal office and between warehouses and the freight village; and</li> <li>b) integrate with existing and planned footpaths or cycleways in the locality.</li> </ul>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (Section 3.4 and drawing set PIWW-RCG-AR-DWG-0100-0101, 0110-0113, 0130). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
B60	<p>Paths must be integrated with landscaping and include meanders to allow for canopy tree clusters and a more varied walking/ riding experience.</p>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (drawing set PIWW-GNK-LN-DWG-101-102). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
B61	<p>The rail terminal office, freight village and each warehouse must include an outdoor meal break area with shade, seating, lighting and landscaping including shrubs and groundcover and canopy trees where reasonable. In addition, the freight village outdoor area(s) must include a water fountain(s) or other fresh drinking water provision.</p>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0100 and 0110-0113, PIWW-GNK-LN-DWG-106). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
B62	<p>Secure bicycle parking and end-of-trip facilities must provide:</p> <ul style="list-style-type: none"> <li>a) a minimum 1 staff bicycle parking per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined);</li> <li>b) compliance with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking for the layout, design and security of bicycle facilities, and be located in easy to access, well-lit areas that incorporate passive surveillance; and</li> <li>c) under cover bike storage, showers and change facilities at each warehouse sufficient to accommodate the needs of the forecast number of employees.</li> </ul>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0100, PIWW-RCG-AR-DWG-0190). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant
<b>Landscaping</b>				
B63	<p>The following minimum setbacks apply:</p> <ul style="list-style-type: none"> <li>a) 18 m from Moorebank Avenue with minimum soft landscaped width of 10 m, subject to any variation agreed to by the Planning Secretary at the site entrance for the purpose of facilitating the primary access driveway into the site; and</li> <li>b) 5 m setback from the western internal road to warehouse carparks.</li> </ul>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p>	<p>The UDDR was prepared to address the requirements of this condition (Section 3.3, drawing set PIWW-RCG-AR-DWG-0100, PIWW-RCG-AR-DWG-0191, PIWW-GNK-LN-DWG-100-102 and 106). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<b>Note: See also Condition B2.</b>	Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)		
B64	Canopy tree planting must be provided around the perimeter of the site, including the southern fill area where future warehousing is proposed.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Appendix 4.3 – drawing set PIWW-GNK-LN-DWG-101, 102, 104, 106-108). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  Site canopy trees were along the noise wall on the bushmaster avenue. Refer to photo in Appendix E.	Compliant
B65	The southern fill area where future warehousing is proposed must be topsoiled and hydroseeded with native grasses.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Appendix 4.3–Landscape Drawings). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  Southern fill area for WH S1, S2 and S5 were completed, however is not be topsoil and hydroseed because the construction contractor is moving to the site in 3 months to build the warehouse.	Compliant
B66	Perimeter fill batters must be stabilised with vegetation.	Revised Development Layout Drawings (PIWW-RCG-AR-DWG) <a href="https://simta.com.au/mpw/">https://simta.com.au/mpw/</a>  Letter DPIE to SIMTA, 29/05/20	The batters around stormwater infrastructure are designed to meet the specifications in CoC B2 which (by extension) meet these requirements. Construction is ongoing.  During the site inspection it was noted some batters with vegetation, refer to photos in Appendix E.	Compliant
B67	Landscaping within the warehouse area must include dense canopy tree planting, shrubs, sedges, herbs, ground covers and tufted native grasses primarily derived from OEH lists of Cumberland Plain Woodland. The canopy tree mix must include some or all of the following species: <i>Eucalyptus crebra</i> , <i>Eucalyptus moluccana</i> <i>Eucalyptus amplifolia</i> , <i>Eucalyptus bosistoana</i> , <i>Eucalyptus eugenoides</i> , <i>Eucalyptus tereticornis</i> , <i>Eucalyptus punctate</i> , <i>Eucalyptus baueriana</i> , <i>Corymbia 69aculate</i> , <i>Angophora floribunda</i> and <i>Angophora bakeri</i> .	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Appendix 4.3–Landscape Drawings). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  WH5 and WH6 had canopy trees, shrubs, sedges and ground covers and they are all juvenile,	Compliant
B68	The following minimum landscaping requirements apply: a) 15% of the warehouse area landscaped at ground level, 10% of which must be soft landscaping, excluding the OSD basins unless they are accepted as contributing to soft landscaping in the peer review report required under <b>Condition B55</b> ; b) 1 canopy tree per 30 m2 of landscaped area; and c) a 2.5 m wide landscaped bay every 6-8 car spaces to provide shade within carpark areas, or alternative carpark landscaping (such as linear planting of vegetation of a minimum width of 2 m between rows of carparking) accepted as providing adequate shade in the peer review report required under <b>Condition B55</b> .  <b>Note: For the purposes of this condition, canopy trees are not required to be planted on or immediately adjacent to vehicle paths between the intermodal terminal and the eastern elevation of each warehouse.</b>	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Section 3.1, Appendix 4.3, drawing set PIWW-GNK-LN-DWG-200/PIWW-RCG-AR-DWG-100-101, PIWW-GNK-LN-DWG-100, 101, 102, 104-108, 0110-0113). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Compliant
<b>Noise Walls, Retaining Walls and Fencing</b>				
B69	Perimeter and on-site detention and biofiltration/ bioretention basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire, to provide visual amenity.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Section 3.7) and will continue through detailed design. It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  Refer to photo in Appendix E.	Compliant
B70	Boundary fencing design must allow for fauna movement where required under <b>Condition B152(b)</b> .	Moorebank Logistics Park Moorebank Precinct West – Stage 2 Urban Design	The UDDR was prepared to address the requirements of CoC B48, B49, B53, B54, B55, B56, B59 – B74. It was originally approved by the	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p> <p>Moorebank Precinct West Stage 2 Koala Management Plan (KMP), Cumberland Ecology, 12/03/2020</p> <p>Letter DPIE to SIMTA, 04/05/20</p> <p>Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2, SIMTA, 7/9/2022</p> <p>Letter DPIE to Aspect 2/5/2023 Rev. O</p>	<p>Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p> <p>A KMP was prepared to address the management and movement of koala's post construction. The KMP was approved by the Department on 04/05/2020.</p> <p>The CFFMP was prepared to manage impacts on fauna during construction and was approved by the Department on 23/3/2020. CFFMP Revision O, dated 7/9/2022.</p>	
B71	Screen fencing and planting must be provided around waste bins or other outside storage areas.	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0110-13). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Compliant
B72	Screen planting must be provided on both sides of noise walls.	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (drawing set PIWW-GNK-LN-DWG-101, 102, 104, 106-108). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p> <p>Sighted canopy trees, refer to photos in Appendix E.</p>	Compliant
B73	Retaining wall materials and colours must be of a natural appearance and incorporate landscaping.	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>The UDDR was prepared to address the requirements of this condition (Section 3.7) and will continue through detailed design. It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.</p> <p>Refer to photos in Appendix E.</p>	Compliant
B74	Noise barriers must minimise visual and amenity impacts and be designed in accordance with the <i>Noise wall design guideline – Design guideline to improve the appearance of noise walls in NSW</i> (RMS, March 2016).	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0100-0113 + 0130, PIWW-GNK-LN-DWG-101, 102, 104, 106-108). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Compliant
<b>Urban Design and Landscaping Supporting Information</b>				
B75	<p>The following must be included on, or provided with the <b>Revised Landscape Design Drawings</b> required under <b>Condition B52</b>:</p> <ul style="list-style-type: none"> <li>a) irrigation systems;</li> <li>b) planting schedule including tree and shrub species, expected mature height, planting densities and pot sizes;</li> <li>c) soil specification and depth for landscaped areas in relation to pot sizes and species to ensure the viability of shrubs and trees;</li> <li>d) landscaping around the southern and northern boundaries of the site; and</li> </ul>	<p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.</p> <p>Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)</p>	The UDDR was prepared to address the requirements of this condition (Section 3.7, drawing set PIWW-GNK-LN-DWG-001, PIWW-GNK-LN-DWG-101-102, PIWW-GNK-LN-DWG-400). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	e) noise wall, retaining wall and fencing graphics and material details.			
<b>Lighting</b>				
B76	Operational lighting must: <ul style="list-style-type: none"> <li>a) comply with the latest version of <i>AS 4282-1997 – Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</li> <li>b) be designed to reduce light spill and be mounted, screened and directed in such a manner that it does not create a nuisance and minimises visual impacts to surrounding properties, the public road network, the Georges River riparian corridor and the Boot Land.</li> </ul>	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Section 3.8). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  Lighting installed by John Holland complies with this.	Compliant
<b>Signage</b>				
B77	The following signage is not permitted: <ul style="list-style-type: none"> <li>a) general advertising or moving or flashing signs;</li> <li>b) west facing illuminated building signage visible from residences; and</li> <li>c) internally illuminated signs that are visible from residences;</li> </ul>	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0190). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  WH6 entry points signage in place, they are facing north, no illuminated.	Compliant
B78	Signage must not occupy more than 10% of any façade or wall of a building.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0190). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Compliant
<b>Building Floor Levels</b>				
B79	Building floor levels must be a minimum of 150 mm above the maximum design stormwater overland flow path levels. Building floor levels and associated maximum design stormwater overland flow path levels to AHD must be indicated on the architectural cross-section drawings.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C  Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20  Letter DPIE to SIMTA, 19/05/20  SDDR – Appendix A updated 7/4/2021	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Sections 3.1, 3.2.2, 3.4, drawing set PIWW-COS-CV-DWG-0461 & 0465). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20. The building floor levels are aligned to the levels in the SDDR.  Revised drawings for SDDR – Appendix A was updated 7/4/2021 and approved 3/6/2021.	Compliant
<b>Rainwater Re-use</b>				
B80	A rainwater tank(s) must be included on each warehouse, the freight village and rail terminal buildings.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)  SDDR – Appendix A updated 7/4/2021	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0110-0113). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  SDDR – Appendix A updated 7/4/2021  Rainwater tank in place for WH1 – Refer to photo in Appendix E.	Compliant
B81	Rainwater must be used for irrigation, all internal non-potable uses, the container washdown facility and be considered for cooling towers; heating, ventilation, and air conditioning; and ground source heat exchange.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Section 3.9, drawing set PIWW-GNK-LN-DWG-400). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  SDDR – Appendix A updated 7/4/2021.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		SDDR – Appendix A updated 7/4/2021	Rainwater tank in place for WH1 – Refer to photo in Appendix E.	
<b>Landscape Maintenance</b>				
B82	Prior to commencement of operation, the Applicant must prepare a <b>Landscape Vegetation Management Plan (LVMP)</b> and submit it to the Planning Secretary for approval. The LVMP must be prepared by a suitably qualified and experienced person(s) and form part of the OEMP required under <b>Condition C5</b> . The LVMP must include: <ul style="list-style-type: none"> <li>a) an inspection and maintenance schedule and require replacement plantings for shrubs and trees which fail at an equivalent pot size or larger; and</li> <li>b) graffiti management.</li> </ul>	Site inspection 10/3/2023	The project is in construction.	Not Triggered
<b>Pest and Weed Control</b>				
B83	The Applicant must: <ul style="list-style-type: none"> <li>a) implement measures to manage pests, vermin and declared noxious weeds on the site; and</li> <li>b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.</li> </ul> <p><b>Note:</b> For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015.</p>	MPWS2 Environmental Representative Site Inspection Report from Pitt & Sherry: <ul style="list-style-type: none"> <li>- 09/03/2023</li> <li>- 06/04/2023</li> <li>- 18/05/2023</li> <li>- 29/06/2023</li> <li>- 27/07/2023</li> <li>- 10/08/2023</li> <li>- 21/09/2023</li> <li>- 19/10/2023</li> <li>- 02/11/2023</li> <li>- 18/12/2023</li> <li>- 30/01/2024</li> <li>- 08/02/2024</li> </ul> MPWS2 SSD 7709 – ER Monthly Reports from Pitt & Sherry for: from Mar 2023 to Jan 2024 as follows: <ul style="list-style-type: none"> <li>- Mar 2023, submitted 5/4/23</li> <li>- Apr 2023, submitted 2/5/23</li> <li>- May 2023, submitted 7/6/23</li> <li>- Jun 2023, submitted 14/7/23</li> <li>- Jul 2023, submitted 7/8/23</li> <li>- Aug 2023, submitted 14/9/23</li> <li>- Sep 2023, submitted 6/10/23</li> <li>- Oct 2023, submitted 12/11/23</li> <li>- Nov 2023, submitted 14/12/22</li> <li>- Dec 2023, submitted 29/12/23</li> <li>- Jan 2024, submitted 9/2/24</li> </ul> Georgiou: Beakon weekly inspection register (online). Sighted records in the system for: <ul style="list-style-type: none"> <li>- Sitewide inspection on the 02/02/24</li> <li>- Post rain inspection: 18/1/24</li> </ul> BMD: Beakon system, sighted: <ul style="list-style-type: none"> <li>- Weekly inspection 23/2/24</li> <li>- Daily HSE inspection 7/2/24</li> </ul>	Weeds and pests form part of the inspection regimes on site and are reported by exception. <p>Some weeds identified by the ER during the inspections have been treated accordingly. CFFMP has been implemented.</p> Georgiou: Beakon weekly inspection register (online). Sighted records in the system for: <ul style="list-style-type: none"> <li>- Sitewide inspection on the 02/02/24, checking sediment WH3 basins, 3 active water carts, HR polymer sprayed, incorrect reversin signal issue was rectified prior start of the work.</li> <li>- Post rain inspection: 18/1/24 14mm rain overnight, created a task – ceate stabilised inlet for recent redesigned 7a basin – completed 19/1/24. This Are carried out everytime is more than 10mm rain.</li> </ul> BMD: Beakon system, sighted: <ul style="list-style-type: none"> <li>- Weekly inspection 23/2/24</li> <li>- Daily HSE inspection 7/2/24 post rain event inspection, 19/10/23 (tasks: rubbish and noise curtains to be installed in correct orientation, both completed)</li> <li>- Pre rain fall inspection 25/1/2024</li> </ul> John Holland: Soteria system sighted: <ul style="list-style-type: none"> <li>- Inspections No. 0040816, 29/1/24 (cover water, dust and ESC controls, etc).</li> <li>- Post rain event, Erosion and Sediment Control Inspection Checklist 28/2/2024, 20/2/24, 15/2/24, 29/1/24, 22/12/23 completed by RARE Environmental</li> </ul> RCC: Hammertech inspection register (online) available, sighted: <ul style="list-style-type: none"> <li>- 19/1/2024 with 3 observations raised (one of high risk, raised by the ER) all been closed. Bunding was put in place 12/2/24.</li> <li>- 10/11/2023 post rain inspection</li> <li>- <b>Note: During Dec 2023 and Jan 2024 only 1 inspection was carried out each month.</b></li> <li>- No inspection in Feb 2024.</li> </ul> Vaughan site safety and environmental inspection report 4/3/24	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status											
		<ul style="list-style-type: none"> <li>- Post rain event inspection, 19/10/23</li> <li>- Pre rain fall inspection 25/1/2024</li> </ul> RCC: Hammertech inspection register (online) available, sighted: <ul style="list-style-type: none"> <li>- 19/1/2024</li> <li>- 10/11/2023 post rain inspection</li> </ul> John Holland: Soteria system sighted: <ul style="list-style-type: none"> <li>- Inspections No. 0040816, 29/1/24 (cover water, dust and ESC controls, etc).</li> <li>- Post rain event, Erosion and Sediment Control Inspection Checklist 28/2/2024, 20/2/24, 15/2/24, 29/1/24, 22/12/23</li> </ul> Vaughan site safety and environmental inspection report 4/3/24													
<b>Traffic and Access</b>															
B84	<p>The Applicant is to undertake the following road infrastructure upgrades, in accordance with the specified timing requirements as set out in <b>Table 1</b>.</p> <p><b>Table 1: Required Upgrades and Specified Timing Requirements</b></p> <table border="1" data-bbox="379 1241 1240 1482"> <thead> <tr> <th data-bbox="379 1241 566 1283">Upgrade</th> <th colspan="3" data-bbox="566 1241 1240 1283">Specified Timing Requirements</th> </tr> <tr> <td data-bbox="379 1283 566 1482" rowspan="2">Moorebank Avenue and Anzac Road intersection upgrades, road widening and road upgrade works, and associated civil works</td> <th data-bbox="566 1283 842 1346">Upgrade requirements</th> <th data-bbox="842 1283 1050 1346">Required timing for 100% design approval by RMS</th> <th data-bbox="1050 1283 1240 1346">Required timing for completion of upgrade</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 1346 842 1482">Indicative layout plans (RIUW-ARC-CV-SKC-2003-P1 and RIUW-ARC-CV-SKC-1005-P2) included in <b>Appendix 1</b>, subject to design development and approval by RMS, and incorporating a bicycle/ pedestrian share path</td> <td data-bbox="842 1346 1050 1482">To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner.</td> <td data-bbox="1050 1346 1240 1482">Prior to issue of an Occupation Certificate for warehousing in excess of 100,000 m<sup>2</sup> of gross floor area</td> </tr> </tbody> </table>	Upgrade	Specified Timing Requirements			Moorebank Avenue and Anzac Road intersection upgrades, road widening and road upgrade works, and associated civil works	Upgrade requirements	Required timing for 100% design approval by RMS	Required timing for completion of upgrade	Indicative layout plans (RIUW-ARC-CV-SKC-2003-P1 and RIUW-ARC-CV-SKC-1005-P2) included in <b>Appendix 1</b> , subject to design development and approval by RMS, and incorporating a bicycle/ pedestrian share path	To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner.	Prior to issue of an Occupation Certificate for warehousing in excess of 100,000 m <sup>2</sup> of gross floor area	Interview with auditees 8/03/2024  Drawing number MAAI-NRP-CV-DWG-0050, TfNSW registration DS2021/000784 (MAAI Overall Plan)  Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108 were approved by TfNSW on 24/6/2022.  Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.  Email from TfNSW to Tactical re. WAD Clause 7.2 – design acceptance notification, 17/6/2022	Presented MAAI precinct infrastructure works approved by TfNSW 24/06/2022.  Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.  Email from TfNSW to Tactical re. WAD Clause 7.2 – design acceptance notification, 17/6/2022.  Construction is underway for the southern turn.	Compliant
Upgrade	Specified Timing Requirements														
Moorebank Avenue and Anzac Road intersection upgrades, road widening and road upgrade works, and associated civil works	Upgrade requirements	Required timing for 100% design approval by RMS	Required timing for completion of upgrade												
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B85	<p>The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, must be in accordance with Austroads requirements. Prior to commencement of construction of permanent built surface works, a plan must be submitted to the Planning Secretary and RMS for approval, which shows that the proposed development complies with this requirement.</p>	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P  Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108 were approved by TfNSW on 24/6/2022.  Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.	Presented MAAI precinct infrastructure works approved by TfNSW 24/06/2022 (which includes the swept path analysis)  Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.  Note: Manoeuvrability through the site is currently in discussion with the TfNSW.  Letter from DPHI to Aspect 19/2/2024 re. swept Path Plans approval, Condition B85.	Compliant											



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter from DPHI to Aspect 19/2/2024 re. swept Path Plans approval, Condition B85		
B86	The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements in relation to landscaping and/ or fencing, aisle widths, aisle lengths, and parking bay dimensions) must be in accordance with AS2890.1-2004 Parking facilities Off-street car parking, AS2890.6-2009 Parking facilities Off-street parking for people with disabilities and AS2890.2-2002 Parking facilities Off-street commercial vehicle facilities for heavy vehicle usage.	Moorebank Logistics Park Moorebank Precinct West – Stage 2 Urban Design Development Report Revisions 6, Reid Campbell 5/5/2021  Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)  Construction Certificate from Mckenzie Group No. 190835/02, dated 13/7/2021, WH JN (WH6) includes main carpark  Construction Certificate from Mckenzie Group No. 190836/05, dated 19/10/2022, WH JR (WH5) includes carparking	The UDDR was prepared to address the requirements of this condition (Section 3.1). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.  Note: The evidence provided above 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
B87	<b><u>The Applicant is to locate any drainage infrastructure to support the Stage 2 development entirely within the development site and not within the roadway, unless agreed by TfNSW and / or Liverpool City Council.</u></b>  <b><u>The location of other existing and future utility and service infrastructure must be located outside the roadway being upgraded unless provision within the roadway is agreed by TfNSW and / or Liverpool City Council with relevant Roads Act 1993 approval.</u></b>	Interview with auditees 8/03/2024  Revised Development Layout Drawings (PIWW-RCG-AR-DWG) <a href="https://simta.com.au/mpw/">https://simta.com.au/mpw/</a>  Letter DPIE to SIMTA, 29/05/20  Drawing number MAAI-NRP-CV-DWG-0050, TfNSW registration DS2021/000784 (MAAI Overall Plan)  Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108 were approved by TfNSW on 24/6/2022  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022  Letter from TfNSW to Logos, 1/7/2022 re. Approval to commence construction MPW2 Moorebank Ave/Anzac Rd intersection upgrade works Ref. A43643800	The Department approved revised Development Layout Drawings under CoC B2 on 29/05/20. The CoC B2 plans demonstrate that these services are <i>within</i> the verge. This information is also within the CoC B84 design that is being assessed by TfNSW. This assessment is ongoing. There is no timing on this requirement and design is not complete.  Sighted Letter from TfNSW to Logos, 1/7/2022 re. Approval to commence construction MPW2 Moorebank Ave/Anzac Rd intersection upgrade works Ref. A43643800  Presented MAAI precinct infrastructure works approved by TfNSW 24/06/2022 (which includes the swept path analysis)	Not Triggered
B88	Road design must incorporate <b>any</b> structures for fauna movement between the Georges River riparian corridor and the Boot Land, either under or below the road <b><u>that have been identified by the Management Plan as required under Condition B152.</u></b>  <b>Note: See also Condition B2(i) and B152(d)</b>	Interview with auditees 8/03/2024  Moorebank Precinct West Stage 2 Koala Management Plan (KMP), Cumberland Ecology, 12/03/2020  Letter DPIE to SIMTA, 04/05/20	The approved KMP (prepared under CoC B152) identifies only a north south movement of fauna (not east-west between the Georges River riparian corridor and the Boot Land as identified by this condition). At this stage the design of the roadways does not incorporate east-west movement of fauna between the Georges River riparian corridor and the Boot Land as required by this condition. Road design is ongoing.	Not Triggered
B89	Heavy vehicles used for haulage of imported fill or freight must not use Cambridge Avenue during construction and operation of the development.	Interview with auditees 8/03/2024  Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P  Driver's code of conduct (within the CTAMP)	All movements for the purposes of fill are to and from M5. There is no need for movements from the south for import of fill. Freight movements have yet to commence.  No complaints received regarding this requirement.  Driver's code of conduct (within the CTAMP) updated as part of the RFMA.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Complaints register current to Feb 2024 Records for contractors sighted as follows: <ul style="list-style-type: none"> <li>- Georgiou Project induction, current to Feb 2024</li> <li>- BMD: MAUW and MAAI VMP Rev 13 – 7/3/2023. Induction slides 119, 120, 121.</li> <li>- Vaughan Buildpass: project induction, site specific induction Rev. F and Vaughan's TMP Version 3, 28/2/2024</li> <li>- John Holland: Site Specific Induction dated version 1.0</li> <li>- RCC: Stg 2 - Induction slides 20 (include the TMP Rev. 14, 8/3/23) and 22 and 12</li> </ul>	Georgiou, BMD, Vaughan, John Holland and RCC contractors provided evidence of project site inductions including traffic management, TMP, VMP, etc.	
B90	Access to the ABB site must be maintained throughout construction and operation of the development.	Site inspection 7/3/2024 Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P Complaints register current to Feb 2024	Bapaume Ave upgrade works have been completed and is now open. Access to ABB is through the Bapaume Ave No complaints received regarding this requirement.	Compliant
B91	The Applicant must: <ol style="list-style-type: none"> <li>a) consult with the owners/occupiers of the ABB site throughout construction and operation;</li> <li>b) provide details of construction works adjacent to the ABB site prior those works occurring; and</li> <li>c) ensure the proposal does not adversely impact overland flow paths or existing stormwater infrastructure on the ABB site.</li> </ol>	Dilapidation Report, MPW S2 Bapaume Road, Craigmar Consulting, 03/09/19 Site inspection 7/03/2024 Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Consultation record ABB and LOGOS: <ul style="list-style-type: none"> <li>- Email from ABB to LOGOS on the 2/3/2023 informed all stakeholders of the detour</li> <li>- Email from Logos to ABB on the 1/5/2023 re. Bapaume Road works - Bapaume re-opens Thursday 4/5</li> </ul> Complaints register current to Feb 2024	The consultation records indicate ongoing consultation and updates on construction works. Sighted consultation emails with ABB for the closure of Bapaume Rd: e-mail dated 2/3/2023 re. Bapaume Rd works – proposed detour and re-open information sent to ABB 1/5/2023. Note that works in lot 100 are under SSD 5066. No complaints received from ABB during the audit period.	Compliant
B92	The Applicant must ensure that the construction and operation of the proposed development will not prevent the public use of Moorebank Avenue to a standard commensurate to its use prior to the development. <b>Note:</b> Temporary closures or part closures and changes to the operation of Moorebank Avenue may occur for limited periods during construction as detailed in the Construction Traffic and Access Management Plan.	Site inspection 7/3/2024	Public access on Moorebank Avenue remains consistent with that prior to the project. The only reduction on access was during OOHW at nighttime using traffic controllers. Moorebank Ave has not been closed and remains operational.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B93	<p>The development is to be designed and operated so that:</p> <ul style="list-style-type: none"> <li>a) all vehicles are wholly contained on site before being required to stop;</li> <li>b) adequate parking for heavy vehicles is provided on-site to accommodate any potential delays in schedule time;</li> <li>c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;</li> <li>d) all loading and unloading of materials is carried out on-site; and</li> <li>e) site roads accommodate buses, bus infrastructure and cyclist use for employees.</li> </ul>	<p>Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P</p> <p>Site inspection 7/03/2024</p> <p>Complaints register current to Feb 2024</p> <p>Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108 were approved by TfNSW on 24/6/2022</p> <p>Records for contractors sighted as follows:</p> <ul style="list-style-type: none"> <li>- Georgiou Project induction, current to Feb 2024</li> <li>- BMD: MAUW and MAAI VMP Rev 13 – 7/3/2023. Induction slides 119, 120, 121.</li> <li>- Vaughan Buildpass: project induction, site specific induction Rev. F and Vaughan's TMP Version 3, 28/2/2024</li> <li>- John Holland: Site Specific Induction dated version 1.0</li> <li>- RCC: Stg 2 - Induction slides 20 (include the TMP Rev. 14, 8/3/23) and 22 and 12</li> </ul>	<p>Construction is ongoing. The construction site is such that all these activities are contained to the site. No complaints received regarding this requirement.</p> <p>Design has been approved by TfNSW on 24/6/2022 – sighted Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108.</p> <p>Georgiou, BMD, Vaughan, John Holland and RCC contractors provided evidence of project site inductions including traffic management, TMP, VMP, etc.</p> <p>Bapaume Ave, site access point is free flowing, so any vehicle can do right or left without stopping.</p> <p>During the site inspection it was noted that no obstructions were found to stop the vehicles entering the site.</p> <p>Not at operational phase.</p>	Compliant
<b>RMS supplementary requirements</b>				
B94	<p>The civil design and Traffic Control Signal (TCS) plans for the upgrades identified in <b>Table 1 of Condition B84</b> must be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.</p> <p>The designs must be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on <a href="http://www.rms.nsw.gov.au">www.rms.nsw.gov.au</a>). The certified copies of the TCS design and civil design plans must be submitted to RMS for approval before the issue of a Construction Certificate and commencement of road works.</p> <p>RMS fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.</p>	<p>Site inspection 10/03/2023</p> <p>Interview with auditees 8/03/2024</p> <p>Construction Certificate 190359/03 (for roads drainage electrical), dated 10/03/21</p> <p>Construction Certificate 190359/02 (stormwater and civils), dated 08/02/21</p> <p>Traffic Control Signal Plan from DM Roads approved by TfNSW on 4/8/2022</p> <p>TfNSW confirmed receipt required fees 30/6/2022.</p> <p>Drawings from Northrop MAAI-NRP-CV-DWG -0000 to -8108 were approved by TfNSW on 24/6/2022</p>	<p>Refer response to CoC B84.</p> <p>Design development drawings from Northrop MAAI-NRP-CV-DWG -0000 to -8108 have been approved by TfNSW.</p> <p>Traffic Control Signal from DM Roads approved by TfNSW on 4/8/2022</p> <p>TfNSW confirmed receipt required fees 30/6/2022.</p> <p>Northrop Consulting Engineers Pty Ltd are an authorised and qualified practitioner – sighted in TfNSW website under 'Find a TAO'.</p>	Compliant
B95	All documentation required under <b>Condition B94</b> must be sent to <a href="mailto:development.sydney@rms.nsw.gov.au">development.sydney@rms.nsw.gov.au</a> .	Interview with auditees 8/03/2024	Required document was provided to TfNSW on the 24/6/2022.	Compliant
B96	RMS fees for administration, plan checking, civil works inspections and project management must be paid by the applicant before the commencement of road upgrades identified in <b>Table 1 of Condition B84</b> .	Interview with auditees 8/03/2024	Presented MAAI precinct infrastructure works approved by TfNSW 24/06/2022.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		TfNSW confirmed receipt required fees 30/6/2022.  Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.	Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.	
B97	The applicant must enter into a Works Authorisation Deed (WAD) with RMS for the works identified in Table 1 of <b>Condition B84</b> . The applicant must also dedicate as public road under the <i>Roads Act 1993</i> the parts of Lot 2 DP 1197707 (incorporating existing Moorebank Avenue) and any other land required to accommodate the road and intersection upgrade works (including associated pathways and services) identified in Table 1 of <b>Condition B84</b> . The WAD must provide for the dedication of the required land as public road under the <i>Roads Act 1993</i> as a pre-condition to practical completion of the road and intersection upgrade works being achieved under the WAD. A Construction Certificate cannot be issued for any part of the road and intersection upgrade works unless a WAD has been entered into in compliance with this condition. The road and intersection works identified in Table 1 of <b>Condition B84</b> cannot be opened for use by traffic unless all required land has been dedicated as public road in accordance with this condition.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024  Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD)  Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022.	WAD sighted Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022.  The WAD was executed by TfNSW on the 16/6/2022.  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022.	Compliant
B98	The Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure; further details will be included as part of the WAD process.	Interview with auditees 8/03/2024  Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD)  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022.	The WAD was executed by TfNSW on the 16/6/2022.  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022.	Compliant
B99	Prior to any installation of temporary portable traffic signals and other traffic management measures on Moorebank Avenue or Anzac Road, the Applicant must obtain the relevant approvals from RMS.	Interview with auditees 8/03/2024  Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD)  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022  ROL Licence No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures	WAD sighted dated 1/7/2022  Road Occupancy Licenses (ROL) - Licence No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures	Compliant
B100	All works associated with signposting along Moorebank Avenue must be approved by RMS.	Interview with auditees 8/03/2024  Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD)  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022  ROL Licence No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures	Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD).  The design under B84 has been approved. Drawings sighted.	Compliant
B101	The works associated with traffic signals and road upgrade works are to be designed and delivered at no cost to TfNSW or RMS.	Interview with auditees 8/03/2024  Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD)	The design under CoC B84 was approved. The WAD has been executed.  Noted - no cost to TfNSW or RMS.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022		
B102	The Applicant must pay all costs incurred by Council and/ or RMS in relation to public road dedication of Commonwealth owned land.	Interview with auditees 8/03/2024	The design under CoC B84 was approved. The WAD was executed.  The project will pay for any costs associated with that.	Compliant
B103	The Applicant is required to negotiate and execute an Interface and Access Deed with RMS and the M5 Operator (Interlink Roads Pty Ltd) prior to road construction works commencing, to address matters including interface between the parties, access provisions, compensation arrangements, and traffic management for the road upgrade works carried out on Lots 3 and 4 in Deposited Plan 1063765.	Interview with auditees 8/03/2024  M5 Motorway Interface and Access Deed between Interlink Roads and Logos, 15/07/2022	M5 Motorway Interface and Access Deed between Interlink Roads and Logos (The trust Company Australia Limited), dated 15/07/2022.	Compliant
B104	The Applicant is to ensure that the construction and operation of the proposed development will not prevent the ongoing use of Moorebank Avenue as a public road to a standard commensurate to its current use prior to the development. A staging plan should be submitted to RMS for approval, as part of the WAD package, to ensure adequate capacity is provided along Moorebank Avenue at all times, including a requirement to maintain two lanes open to traffic.  The staging plan should provide details of how the road and intersection upgrade works tie into other road upgrades works approved under the MPE Stage1 and 2 SSD applications. Any temporary diversion works not located within the Moorebank Avenue roadway will require separate planning approval.	Interview with auditees 8/03/2024  Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD)  Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022	The design under CoC B84 was approved.  The WAD has been executed. Presented Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD).  Attachment G of the WAD contains the approved Works Phasing Plans. Sighted for Phases: 01A, 01B, 01C, 02A, 02B, 02C, 03A, 03B and 04, 05 and 06 dated 18/3/2022 from Northrop.	Complaint
B105	There are to be no works undertaken by the Applicant within the RMS (M5 Motorway) land and no impact on RMS drainage infrastructure system or on adjoining Roads and Maritime assets, without the consent of the RMS and M5 Motorway Operator (Interlink).	Interview with auditees 8/03/2024  WAP No. 00127148 from Transurban, approved 30/9/2023  WAP No. 00131586 from Transurban, approved 15/3/2024  MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	Presented Work Authorization Permit (WAP) from Transurban/M5. Traffic control set ups and signage at M5 eastbound and westbound off ramps at Moorebank Ave. One drain has been modified on RMS/TfNSW land.  Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at northern Tie In requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3).	Complaint
B106	The Applicant is to liaise with and obtain relevant approvals from RMS in relation to any proposed drainage and excavation works, erection of new and/ or maintenance of existing fencing on the M5 Motorway boundary, erection of new noise attenuation infrastructure, and any other construction works that may impact the M5 Motorway corridor.  <b>Note: Contact is to be made to Matthew Messina, Commercial Manager Motorway Partnerships and Planning on 02 8588 4119</b>	Interview with auditees 8/03/2024  WAP No. 00127148 from Transurban, approved 30/9/2023  WAP No. 00131586 from Transurban, approved 15/3/2024  MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	Presented Work Authorization Permit (WAP) from Transurban/M5. Traffic control set ups and signage at M5 eastbound and westbound off ramps at Moorebank Ave. One drain has been modified on RMS/TfNSW land.  Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at northern Tie In requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3).	Complaint
B107	To ensure that Environment, Work Health and Safety laws are fully implemented within and near the M5 Motorway corridor, the Applicant's staff/ contractors must be inducted into the M5 Motorway operator's (Interlink) corridor and fill out a Motorway Access Permit for site activities on or immediately adjoining M5 Motorway land, if work has to be undertaken from the M5 Motorway side. The Applicant may be required to complete a commercial agreement or bank undertaking that sufficiently mitigates the M5 Operator's (Interlink) risk.	Interview with auditees 8/03/2024  WAP No. 00127148 from Transurban, approved 30/9/2023  WAP No. 00131586 from Transurban, approved 15/3/2024  MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	Presented Work Authorization Permit (WAP) from Transurban/M5. Traffic control set ups and signage at M5 eastbound and westbound off ramps at Moorebank Ave. One drain has been modified on RMS/TfNSW land.  Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at northern Tie In requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3).  When completing the Transurban/M5 induction no record of induction is provided on completion. However, the WAP includes a list of people authorised to work (i.e. inducted) on the M5 under that WAP. The WAP is completed online in Transurban's system and only allows inducted people to be selected.	Compliant
B108	A Road Occupancy Licence is to be obtained from the Transport Management Centre for any works that may impact on traffic flows on Moorebank Avenue or the adjoining State Road network during construction activities.	Interview with auditees 8/03/2024	Road Occupancy Licenses (ROL) - Licence No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Road Occupancy Licenses (ROL) - Licence No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures		
B109	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	Interview with auditees 8/03/2024  Road Occupancy Licenses (ROL) - Licence No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures	Road Occupancy Licenses (ROL) - Licence No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures	Compliant
B110	Access is denied across the M5 Motorway corridor boundary and all buildings and structures are to be located wholly within the freehold property.	Interview with auditees 8/03/2024	All works have been carried out within the construction boundary.	Not Triggered
B110A	<b>Until operational access to the site is provided (that is, as part of the Moorebank Avenue and Anzac Road intersection upgrades required under condition B84), the Applicant must ensure that the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.</b>  <i>Note: Prior to the occupation of any warehouse on the site, the Applicant must undertake a pre-opening road safety audit of its interim operation site access, and incorporate the corrective actions outlined in that Road Safety Audit, under conditions B112A and B112B.</i>	Site inspection 10/3/2023	Chatham Road was closed, and Bapaume Ave has been opened and access was sighted during the site inspection. However, this condition refer to operational access.	Not Triggered
<b>Road Safety Audit</b>				
B111	Prior to commencement of any works, the Applicant must undertake a <b>Road Safety Audit</b> for heavy vehicle movements associated with the importation of fill, for construction vehicle swept paths in and out of the development site via the proposed construction access points along Moorebank Avenue, and for motorists and construction vehicle movements along Moorebank Avenue during the staged road upgrade works identified in <b>Table 1</b> .  The <b>Road Safety Audit</b> must be prepared by an independent TfNSW accredited road safety auditor in accordance with the relevant Austroads guidelines to identify any safety issues. The <b>Road Safety Audit</b> must consider road safety issues for the proposed construction access arrangements and affected vehicle movements.	Road Safety Audit, Arrb6c, 19/07/2020	The Road Safety Audit identifies the requirements from this condition, being for heavy vehicle movements, vehicle swept paths and for motorists and construction vehicle movements. It was prepared by a suitably qualified person and considers road safety issues.	Compliant
B112	The Applicant must recommend corrective actions for the identified safety issues and propose appropriate traffic management measures outlined in the <b>Road Safety Audit</b> (i.e., temporary traffic signals and other traffic management measures) in consultation and with the approval of the relevant road authority. Details on the proposed traffic management measures must be submitted to the Planning Secretary, TfNSW and RMS.	Site inspection 7/3/2024  Road Safety Audit, Arrb6c, 19/07/20  Email chain, SIMTA and DPIE 15/10/20	The Road Safety Audit identified a finding in relation to light signal phasing for pedestrian movements at Chatham Ave. There were no actions in relation to heavy vehicle movements, vehicle swept paths and for motorists and construction vehicle movements. The Road Safety Audit was submitted to the Department. There is no evidence available to demonstrate that the Road Safety Audit (or the proposed traffic management measures) were submitted to TfNSW as there were no actions relevant to TfNSW.	Compliant
B112A	<b>Prior to occupation of any warehouse on the site, the Applicant must undertake a pre-opening Road Safety Audit for heavy vehicle movements associated with operation in and out of the development site via the operational access point to the site, and for motorists and construction vehicle movements along Moorebank Avenue.</b>  The <b>Road Safety Audit</b> must be prepared by an independent TfNSW accredited road safety auditor in accordance with the relevant Austroads guidelines and TfNSW's Guidelines for Road Safety Audit Practices to identify any safety issues. The <b>Road Safety Audit</b> must consider road safety issues for the proposed operational access arrangements and affected vehicle movements.  <i>Note: In accordance with condition B110A, the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.</i>	Site inspection 7/3/2024  Moorebank Intermodal Construction Site Access – Design Road Safety Audit from ARRB, 25/03/2021.  RSA Final Report 22/3/2023 prepared by ARRB related to Chatham Ave.	The project is in construction, but WH6 has been occupied (currently in commissioning phase). Sighted Design Road Safety Audit.  Sighted letter from DPHI to Aspect dated 11/7/2023 indicating RSA condition:  - RSA Final Report 22/3/2023 prepared by ARRB related to Chatham Ave.  - Moorebank Ave, MAAI Stage 1 prepared by Samsa Consulting dated May 2023, relating to Bapaume Rd, Moorebank.	Compliant
B112B	<b>Prior to occupation of any warehouse on the site, the Applicant must incorporate the corrective actions outlined in the pre-opening Road Safety Audit required under condition B112A in consultation with and with the prior approval of the relevant road authority. Details on the proposed corrective actions must be submitted to the Planning Secretary and TfNSW.</b>	Interview with auditee 8/3/2024  RSA Final Report 22/3/2023 prepared by ARRB related to Chatham Ave.	RSA Final Report 22/3/2023 prepared by ARRB related to Chatham Ave, includes the corrective actions. Actions will be implemented and submitted to the DPHI and TfNSW accordingly, prior occupation of the warehouse.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email to Major projects planning received on the 11/7/2023 with comments on the RSA for B112		
B112C	<b>The Road Safety Audit required by condition B112A is not required if the applicant has completed the Moorebank Avenue and Anzac Road intersection upgrades required under condition B84 prior to occupation of any warehouse on the site.</b>	Site inspection 7/3/2024	The project is in construction, intersection is not open yet.	Not Triggered
<b>Construction Traffic and Access Management Plan</b>				
B113	Prior to commencement of construction, the Applicant must prepare a Construction Traffic and Access Plan (CTAMP) and submit it to the Planning Secretary for approval. The CTAMP must be prepared by a suitably qualified and experienced person(s) in consultation with Council, and must be endorsed by TfNSW and RMS.	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2, SIMTA, 30/1/2020  Letter DPIE to SIMTA, 23/04/20  CTAMP updated on the 13/12/23 (Rev. P) approved by DPPI on 9/2/24	The CTAMP was prepared in accordance with this condition (Section 1.4, Appendix B). Prepared by qualified consultant and consultation was undertaken. The Department approved the CTAMP on 23/04/20, which was prior to construction.  CTAMP was updated Rev. P. Letter from DPPI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024. Aconex Ref. No. ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube so they issued it to the contractors.	Compliant
B114	The CTAMP must form part of the CEMP required by <b>Condition C2</b> and, in addition to the general management plan requirements listed in <b>Condition C1</b> , the CEMP must:  a) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;  b) include a Heavy Vehicle Route Plan detailing: i. origin of imported fill, ii. destination of demolition material and spoil, iii. heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with the conditions of this consent including <b>Condition B89</b> , and iv. management system for oversized vehicles;  c) access and parking arrangements; and  d) detail procedures for notifying residents and the community of any potential traffic disruptions.	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P  Letter DPIE to SIMTA, 23/04/20  Letter from DPPI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024.  Aconex Ref. No. ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube	The CTAMP was prepared in accordance with CoC C1 and this condition:  a) Section 3.3 b) Section 3.2 c) Section 3.2 d) Section 3.4.  CTAMP was updated Rev. P. Letter from DPPI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024. Aconex Ref. No. ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube so they issued it to the contractors.	Compliant
B115	Two lanes (one in each direction) of traffic on Moorebank Avenue must be available at all times during construction, unless otherwise approved by RMS.	Site inspection 7/3/2024 and Interview with auditees 8/03/2024  Complaints register current to Feb 2024	Site inspection confirmed this. No issues observed.  There have been no road closures (full) of Moorebank Ave under SSD 7709. Only OOHV and managed through traffic controllers.  No complaints received during the audit period regarding this requirement.	Compliant
B116	All construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P  Site inspection 10/03/2023  Complaints register current to Feb 2024	All vehicles are able to enter the site prior to stopping. Bapaume Rd set up enables for this for LV and HV vehicles. BMD access is for light vehicles only. No issues observed. No complaints received during the audit period regarding this requirement.	Compliant
B117	All vehicles must enter and leave the site in a forward direction.	Site inspection 10/3/2023	All vehicles are able to enter and leave the site in a forward direction. Bapaume Rd set up enables for this for LV and HV vehicles. BMD access is for light vehicles only. No issues observed	Compliant
<b>Operational Traffic and Access Management Plan</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B118	Prior to commencement of operation, the Applicant must prepare an Operational Traffic and Access Management Plan (OTAMP) and submit it to the Planning Secretary for approval. The OTAMP must be prepared by a suitably qualified and experienced person(s) in consultation with Council(s), TfNSW and RMS.	Site inspection 10/3/2023	Outside audit scope.	Not Triggered
B119	The OTAMP must form part of the OEMP and, in addition to the general management plan requirements listed in <b>Conditions C5 and C6</b> , the OTAMP must: <ul style="list-style-type: none"> <li>a) detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;</li> <li>b) detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network;</li> <li>c) detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; and</li> <li>d) set out a framework and procedures for data collection required to prepare the <b>Biannual Trip Origin and Destination Report</b> required under <b>Condition B120</b> including a main gate monitoring system (e.g. CCTV) to identify heavy vehicles turning right from the terminal site onto Moorebank Avenue, or turning left from Moorebank Avenue to the terminal site.</li> </ul>	Site inspection 10/3/2023	Outside audit scope.	Not Triggered
<b>Biannual Trip Origin and Destination Report</b>				
B120	Each six months following commencement of operation, the Applicant must prepare a Biannual Trip Origin and Destination Report (in a format agreed with TfNSW and RMS) that advises: <ul style="list-style-type: none"> <li>a) the total number of actual and standard twenty foot equivalent shipping containers despatched and received during the period;</li> <li>b) the number of actual and standard twenty foot equivalent shipping containers transported to and from the site by rail during the period;</li> <li>c) actual hours of operation for the truck gate listing days and hours of operation;</li> <li>d) records of vehicle numbers accessing the site including a record of heavy vehicle entry by date and approximate time;</li> <li>e) direction of travel into and out of the site for light vehicle on a representative day; and</li> <li>f) representative vehicle origins and destinations of all classes of vehicles and covering the intermodal terminal, the warehousing facility and any other uses such as the freight village.</li> </ul> A copy of the report required under <b>Condition B120</b> is to be submitted to the Planning Secretary, TfNSW and RMS within one month of its preparation.	Site inspection 10/3/2023	The project is in construction	Not Triggered
B120A	<b>A Traffic Audit of the development must be undertaken within 90 days of each of the trigger events identified in B120B, by an independent qualified person(s) approved by the Planning Secretary prior to the commencement of the Traffic Audit. The Traffic Audit must include, but not necessarily be limited to:</b> <ul style="list-style-type: none"> <li><b>(a) verification of actual traffic movements against condition A15A;</b></li> <li><b>(b) assessment of the traffic performance of the project against the predictions made in EIS, RtS and consolidated assessment clarification responses;</b></li> <li><b>(c) consideration of the results of the traffic monitoring during a representative period nominated by the auditor;</b></li> <li><b>(d) review of compliance with the approved access routes and performance measures prescribed under this consent</b></li> <li><b>(e) consideration of any traffic-related issues raised by TfNSW and Council; and</b></li> <li><b>(f) findings and recommendations with respect to the traffic performance of the project and any additional measures that may be required to manage traffic associated with the project.</b></li> </ul> <b>Note: In accordance with condition B110A, the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.</b>	Site inspection 10/3/2023	The project is in construction	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B120B	<p><b>Traffic Audits under condition B120A are required to be undertaken within 90 days of the following trigger events:</b></p> <p>(a) the MPW Stage 2 daily heavy vehicle movements reaching 1,000 heavy vehicle movements for the first time,</p> <p>(b) annual container freight throughput on the MPW Stage 2 site reaching each of the following: 50,000 TEU, 250,000 TEU and 500,000 TEU,</p> <p>(c) as may be directed by the Planning Secretary from time-to-time.</p>	Site inspection 10/3/2023	The project is in construction	Not Triggered
B120C	<p><b>Within 28 days of conducting the Traffic Audit referred to under condition B120A of this consent, the Applicant must provide the Planning Secretary with a copy of the Traffic Audit report. If the Traffic Audit report identifies non-compliance with condition A15A, or with traffic predictions, approved access routes, or performance measures, the Applicant must detail what additional measures would be implemented to ensure compliance, clearly indicating who would implement these measures, when these measures would be implemented, and how the effectiveness of these measures would be measured and reported to the Planning Secretary.</b></p> <p><b>Notwithstanding the above, nothing permits the Applicant to exceed the traffic movements specified in condition A15A at any time and any non-compliance with condition A15A is a breach of this consent.</b></p>	Site inspection 10/3/2023	The project is in construction	Not Triggered
B120D	<p><b>Following consideration of the outcomes of the Traffic Audit and the Traffic Audit report referred to under conditions B120A and B120C of this consent, the Planning Secretary may require the Applicant to implement additional traffic mitigation, monitoring or management measures to address traffic impacts associated with the project. The Planning Secretary may require any or all of the measures identified in the Traffic Audit report, or other measures considered appropriate by the Planning Secretary (including additional local area traffic management measures or on-site traffic management controls) to be implemented. The Applicant must implement the measures required by the Planning Secretary within such period as the Planning Secretary may specify.</b></p>	Site inspection 10/3/2023	The project is in construction	Not Triggered
<b>Workplace Travel</b>				
B121	<p>Prior to the issue of any Occupation Certificate, the Applicant must prepare a specific <b>Workplace Travel Plan</b> and submit it to the Planning Secretary for information. The Workplace Travel Plan must be developed in consultation with TfNSW and outline facilities and measures to promote public transport usage, including:</p> <ol style="list-style-type: none"> <li>peak period and shift work responsive express buses to/ from the site and Liverpool Station via Moorebank Avenue and Newbridge Roads with frequency dependent on the development of the site;</li> <li>peak period express buses to/ from the site and Holsworthy rail station via Anzac Road, Wattle Grove Drive and Heathcote Road with frequency dependent on the development of the site; and</li> <li>consideration of extension of the 901 bus service and new bus stop locations if required.</li> </ol>	<p>Site inspection 10/3/2023</p> <p>Occupation Certificate from Mckenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6)</p> <p>Occupation Certificate from Mckenzie Group OC NO. 190835/07, dated 23/8/2023 for Building JN (Warehouse 6)</p> <p>Workplace Travel Plan for Warehouse 5 and 6 prepared by Logos (Aspect), 24/11/2023 Rev.07.</p> <p>Acknowledge Email from DPFI dated 24/4/2023 for B121</p> <p>ER endorsement of WTP Rev.7, 28/11/2023</p>	<p>Workplace Travel Plan prepared by Logos (Aspect), 24/11/2023 Rev.07.</p> <p>Appendix A – Evidence of consultation with TfNSW on the 19/9/2023</p> <p>Plan covers items:</p> <ol style="list-style-type: none"> <li>Table 2-4</li> <li>Section 2.1.1 and Table 2-1</li> <li>Table 2-4</li> </ol> <p>Sighted ER endorsement for WTP Rev.7, 28/11/2023</p> <p>Note: The evidence provided above 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
B122	The Applicant must provide an <b>annual report on employee numbers</b> to the Department, TfNSW and RMS, commencing one year after commencement of operation of the IMT facility and for up to 5 years from occupation of the final warehouse building.	Site inspection 10/3/2023	The project is in construction. This requirement is addressed in the Plan in Table 3-1.	Not Triggered
B123	The Applicant and each occupant/operator must implement the most recent version of the Workplace Travel Plan for the duration of the development.	Site inspection 10/3/2023	Plan will be implemented during the operations phase; at the moment no warehouses are in operation.	Not Triggered
<b>Driver Code of Conduct</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status								
B124	<p>The Applicant must prepare and submit a Driver Code of Conduct to the Secretary which includes the following measures to minimise impacts:</p> <ul style="list-style-type: none"> <li>a) adherence to specified transport routes, including no heavy vehicle access to and from Cambridge Avenue;</li> <li>b) acceptable delivery hours;</li> <li>c) no extended periods of engine idling;</li> <li>d) avoiding queuing in or around the site;</li> <li>e) compliance with site speed limits;</li> <li>f) limiting the need for reversing on site; and</li> <li>g) consideration of the use of non-tonal movement alarms in place of reversing beepers or alternatives such as reversing cameras and proximity alarms, or a combination of these, where tonal alarms are not mandated by legislation.</li> </ul>	<p>Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P</p> <p>CTAMP Appendix C</p>	<p>The Drivers Code of Conduct is within Appendix C of the CTAMP.</p>	Compliant								
<b>Noise and Vibration</b>												
<b>Construction Hours of Work</b>												
B125	<p>The Applicant must comply with the hours detailed in <b>Table 2</b>.</p> <p><b>Table 2: Hours of Work</b></p> <table border="1" data-bbox="373 982 1240 1062"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R</p> <p>Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 17/12/2021</p> <p>MLP Environmental Tracking Register MASTER from Aspect current to 15/3/2024</p> <p><a href="https://moorebankintermodalprecinct.com.au/community/news/">https://moorebankintermodalprecinct.com.au/community/news/</a></p>	<p>Project hours are within the project documentation and communicated to the workforce. OOHW are identified, appear justifiable and tracked.</p> <p>Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, is currently under review and changes that will be captured in the next audit period.</p> <p>There were no external (ER or DPHI) approvals required for the period. Sighted OOHW Master Register maintained by Aspect.</p>	Compliant
Activity	Day	Time										
Construction	Monday – Friday	7 am to 6 pm										
	Saturday	8 am to 1 pm										
B126	<p>Except as permitted by an EPL, activities resulting in highly noise intensive works (including impulsive or tonal noise emissions) must only be undertaken:</p> <ul style="list-style-type: none"> <li>a) between the hours of 8:00 am to 5:00 pm Monday to Friday;</li> <li>b) between the hours of 8:00 am to 1:00 pm Saturday; and</li> <li>c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.</li> </ul> <p><b>Note 1:</b> For the purposes of this condition, 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work that is the subject of this condition.</p> <p><b>Note 2:</b> Section 42(1)(e) of the EP&amp;A Act requires that an EPL be substantially consistent with this approval. Out-of-hours works considered under <b>Condition B127</b> must be justified and include an assessment of mitigation measures.</p>	<p>Site inspection 7/3/2024 and Interview with auditees 8/03/2024</p> <p>MLP Environmental Tracking Register MASTER from Aspect current to 15/3/2024</p> <p><a href="https://moorebankintermodalprecinct.com.au/community/news/">https://moorebankintermodalprecinct.com.au/community/news/</a></p> <p>RCC CNVIS (27 Jan 2023) re. Concrete Pour and Slab finishing</p> <p>RCC CNVIS (1 Feb 2023) re. Helicopter lift - Saturday works</p> <p>RCC CNVIS (21 Jul 2023) re. Haulage and Termination of Submain Cabling – Sunday Works</p> <p>RCC CNVIS (9 Aug 2023) re. Racking Installation.</p> <p>RCC CNVIS (4 Dec 2023) re. Helicopter lift - Saturday works</p>	<p>Helicopter lifting works were carried on 25/01/2024 during standard working hours by RCC. Sighted works notice from MIP and website copy. Additionally, a daily inspection certifications logbook for the helicopter lifts was sighted for 19/12/2023 to 13/03/2024.</p> <p>No other high noise intensive works have been undertaken during the audit period and most of the project works were carried out during the construction hours.</p> <p>Presented CNVIS records from Renzo Tonin &amp; Associates for:</p> <ul style="list-style-type: none"> <li>- RCC CNVIS (27 Jan 2023) re. Concrete Pour and Slab finishing</li> <li>- RCC CNVIS (1 Feb 2023) re. Helicopter lift - Saturday works</li> <li>- RCC CNVIS (21 Jul 2023) re. Haulage and Termination of Submain Cabling – Sunday Works</li> <li>- RCC CNVIS (9 Aug 2023) re. Racking Installation.</li> <li>- RCC CNVIS (4 Dec 2023) re. Helicopter lift - Saturday works</li> </ul>	Compliant								

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status												
B127	<p>Construction outside of the hours identified in <b>Condition B125</b> may be undertaken in any of the following circumstances:</p> <p>a) works that are inaudible at the nearest sensitive receivers;</p> <p>b) where a negotiated agreement has been arranged with affected receivers;</p> <p>c) works agreed to in writing by the Planning Secretary;</p> <p>d) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons;</p> <p>e) works associated with:</p> <p>(i) <b>the Moorebank Avenue/Anzac Road upgrade, the delivery of the rail link connection, and works required to be undertaken during rail corridor possession</b> where they are undertaken in accordance with an Out-Of-Hours Work Protocol under Condition B135; or <b>[Amended by SSD-7709-Mod-2]</b></p> <p>(ii) <b>any other construction works on the site where they are undertaken Out-of-Hours must be in accordance with the approved Out-of-Hours Work Protocol (OOWP) required under condition B135.</b></p> <p>f) Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm; or</p> <p>g) Where they are undertaken in accordance with an Out-Of-Hours-Work Protocol under Condition B135.</p>	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R</p> <p>Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 17/12/2021</p> <p>MLP Environmental Tracking Register MASTER from Aspect current to 15/3/2024</p> <p><a href="https://moorebankintermodalprecinct.com.au/community/news/">https://moorebankintermodalprecinct.com.au/community/news/</a></p>	<p>Project hours are included in the project documentation and communicated to the workforce.</p> <p>Presented MIP environmental tracking register MASTER from Aspect. About 22 OOHW have been carried out from Apr 2023 to Feb 2024; majority of CNVIS identified works as inaudible and were approved by the PM and PC EM. OOHW are identified, appear justifiable and tracked.</p> <p>During the audit period the following OOHW were carried out and records presented by the Contractors on the notifications of OOHW:</p> <ul style="list-style-type: none"> <li>- Georgiou: 1 OOHW for asphaltting western ring road.</li> <li>- Martinus: 6 OOHW for the rail shutdown possession, installation of temporary drainage and INTS concrete pour.</li> <li>- BMD: 8 OOHW for investigation of utilities in Bapaume Rd, sewer main installation (MAAI), utility reallocation, widening vehicle access into Gate 7, earthworks under old VMS board and asphaltting between M5 and Bapaume Rd.</li> <li>- RCC: 4 OOHW for internal electrical fit-out, building of bottom ballast, cable pushing and crane lifting.</li> <li>- Vaughan: 2 OOHW for relocation of rail and building of bottom ballast.</li> </ul>	Compliant												
B128	Blasting is not permitted on the site.	Site inspection 7/03/2024	There is no need for blasting on the project.	Not Triggered												
<b>Noise Wall</b>																
B129	Prior to the commencement of operation of any part of the development, the Applicant must construct a 5 m high noise wall along the entire length of the western internal road as shown in <b>Appendix 1</b> (as detailed in the EIS and RtS Noise and Vibration Impact Assessment modelling).	Site inspection 7/03/2024	During the site inspection the noise wall was sighted.	Compliant												
<b>Hours of Operation</b>																
B130	<p>The permitted hours of operation are detailed in <b>Table 3</b>.</p> <p><b>Table 3: Hours of Operation</b></p> <table border="1" data-bbox="371 1407 1231 1528"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>Intermodal terminal facility including rail link connection</td> <td>Monday – Sunday</td> <td>24 hours</td> </tr> <tr> <td>Warehouses</td> <td>Monday – Sunday</td> <td>24 hours</td> </tr> <tr> <td>Freight village</td> <td>Monday – Sunday</td> <td>7 am to 6 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Intermodal terminal facility including rail link connection	Monday – Sunday	24 hours	Warehouses	Monday – Sunday	24 hours	Freight village	Monday – Sunday	7 am to 6 pm	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
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Warehouses	Monday – Sunday	24 hours														
Freight village	Monday – Sunday	7 am to 6 pm														
<b>Intermodal Terminal Operational Noise Limits</b>																
B131	<p><b>The noise generated by the development must not exceed the noise limits in Table 4 which are generated by the overall precinct operations (defined as all activities approved for MPW and MPE)</b></p> <p><b>Table 4: Operational Noise Limits dB(A)</b></p>	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered												



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																									
	<table border="1"> <thead> <tr> <th>Location (residential receivers)</th> <th>Day LAeq,15 minute</th> <th>Evening LAeq,15 minute</th> <th>Night LAeq,15 minute</th> <th>Night LAFmax Sleep Arousal Screening Level</th> </tr> </thead> <tbody> <tr> <td>Casula</td> <td>46 dB</td> <td>44 dB</td> <td>39 dB</td> <td>52 dB</td> </tr> <tr> <td>Glenfield</td> <td>49 dB</td> <td>46 dB</td> <td>42 dB</td> <td>52 dB</td> </tr> <tr> <td>Wattle Grove</td> <td>44 dB</td> <td>42 dB</td> <td>42 dB</td> <td>52 dB</td> </tr> <tr> <td>Wattle Grove North</td> <td>41 dB</td> <td>41 dB</td> <td>41 dB</td> <td>52 dB</td> </tr> </tbody> </table> <p><b>Notes:</b> To determine compliance with the LAeq,15 minute noise limits, noise from the development is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 m of a dwelling where the dwelling is more than 30 m from the boundary. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 7 of the NPI). The modification factors in Fact Sheet C of NPI must also be applied to the measured noise levels where applicable.</p> <p>To determine compliance with the LA1,1 minute noise limits, noise from the project is to be measured at 1 m from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 7 of the NPI).</p> <p>The noise emission limits identified above apply under meteorological conditions of:</p> <ol style="list-style-type: none"> <li>wind speeds of up to 3 m/s at 10 m above ground level; or</li> <li>'F' atmospheric stability class.</li> </ol>	Location (residential receivers)	Day LAeq,15 minute	Evening LAeq,15 minute	Night LAeq,15 minute	Night LAFmax Sleep Arousal Screening Level	Casula	46 dB	44 dB	39 dB	52 dB	Glenfield	49 dB	46 dB	42 dB	52 dB	Wattle Grove	44 dB	42 dB	42 dB	52 dB	Wattle Grove North	41 dB	41 dB	41 dB	52 dB			
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<b>Operation of Rail Terminal, Locomotives and Wagons</b>																													
B132	Terminal and rail port shuttle operations must comply with the following: <ol style="list-style-type: none"> <li>best practice plant for the intermodal terminal facility, including electronic automated container handling equipment or equipment with equivalent sound power levels;</li> <li>locomotives using the development must meet the air emissions standards and noise requirements as specified in the Moorebank Precinct East – Stage 1 Project: Best Practice Review (SSD 12_6766), prepared by Arcadis dated 19 September 2017);</li> <li>wagons using the development must incorporate available best practice noise technologies, such as “one-piece” freight bogies or three-piece freight bogies fitted with cross-bracing or steering arms; and permanently coupled ‘multi-pack’ steering wagons using Electronically Controlled Pneumatic (ECP) braking with a wire based distributed power system (or better practice technology);</li> <li>automatic rail lubrication equipment must be used in accordance with ASA Standard T HR TR 00111 ST Rail Lubrication and top of rail friction modifiers, where required; and</li> <li>the rail cross sectional profile must be maintained in accordance with ETN–01-02 Rail Grinding Manual for Plain Track to ensure the correct wheel/ rail contact position and hence to encourage proper rolling stock steering.</li> </ol>	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered																									
B133	For all terminal and rail operations, a monitoring and performance management regime is to be established in accordance with the conditions of this consent, including but not limited to the requirements of <b>conditions B140-B143</b> , with the objective of ensuring there is no deterioration in noise performance and continual improvement in rail noise outcomes from rail operations throughout the life of the development.	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered																									
<b>Construction Noise and Vibration Management Plan</b>																													
B134	Prior to commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) and submit it to the Planning Secretary for approval. The CNVMP must be consistent with the guidelines contained in the ICNG (DECC, 2009).	Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 17/12/2021	The CNVMP was prepared to address this condition. The CNVMP was approved by the Department prior to construction.  No updates to this audit period.	Compliant																									



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter DPIE to SIMTA, 07/02/20		
B135	<p>The CNVMP must form part of the CEMP required by <b>Condition C2</b> and, in addition to the general management plan requirements listed in <b>Condition C1</b>, the CNVMP must include:</p> <ul style="list-style-type: none"> <li>a) identification of the work areas, site compounds and internal access routes;</li> <li>b) identification of the type and number of plant and equipment expected on site at the same time;</li> <li>c) details of construction activities and a construction program, including the identification of key noise and/or vibration generating construction activities (based on representative construction scenarios) that have the potential to generate noise and/or vibration impacts on surrounding sensitive receivers, particularly residential areas;</li> <li>d) identification of sensitive receivers (including heritage structures if relevant) and relevant construction noise management levels (NMLs) using the ICNG, vibration criteria using the Assessing Vibration: a Technical Guide (DECC 2006) (for human exposure) and vibration limits set out in the German Standard DIN 4150-3: Structural Vibration effects of vibration on structures (for structural damage);</li> <li>e) Identification of any construction activities predicted to exceed NMLs; <i>Note: The ICNG identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML.</i></li> <li>f) identification of feasible and reasonable measures to be implemented to minimise and manage construction noise impacts, including, but not limited to, acoustic enclosures, erection of noise walls (hoardings), respite periods; and</li> <li>g) an <b>Out-of-hours Work Protocol</b> for the assessment, management and approval of works associated with the Moorebank Avenue/Anzac Road upgrade, the delivery of the rail link connection, and works required to be undertaken during rail corridor possessions, outside of the hours identified in <b>Condition B125</b>. The <b>Out-of-hours Work Protocol</b> must: <ul style="list-style-type: none"> <li>i. detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria,</li> <li>ii. provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments, and</li> <li>iii. include proposed notification arrangements.</li> </ul> </li> </ul>	<p>Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 17/12/2021</p> <p>Letter DPIE to SIMTA, 07/02/20</p>	<p>The CNVMP was prepared to address CoC C1 and this condition:</p> <ul style="list-style-type: none"> <li>a) Figure 3</li> <li>b) Section 4.4.3; Table 30</li> <li>c) Section 2.3.1</li> <li>d) Section 4.2, 4.3.1, 4.3.2</li> <li>e) Section 4.4.4, Table 30</li> <li>f) Sections 4.5, 4.6, Tables 34, 36</li> <li>g) Section 4.4.1.2m Appendix A</li> </ul> <p>The CNVMP was approved by the Department on 07/02/20.</p>	Compliant
<b>Operational Noise Management Plan</b>				
B136	Prior to commencement of operation, the Applicant must prepare an Operational Noise Management Plan (ONMP) and submit it to the Planning Secretary for approval. The ONMP must be prepared by a suitably qualified and experienced person(s).	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
B137	The ONMP must for part of the OEMP and, in addition to the general management plan requirements listed in <b>Conditions C5</b> and <b>C6</b> , the ONMP must include monitoring and reporting as required under <b>Conditions B139</b> , <b>B140</b> and <b>B141</b> .	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
<b>Mechanical Plant and Other Noisy Equipment Monitoring</b>				
B138	Prior to construction of the freight terminal, freight village and each warehouse, the Applicant must submit to the Secretary a Noise Assessment for Mechanical Plant and other noisy equipment to demonstrate that plant and equipment has been selected to meet the overall noise limits specified in <b>Table 4</b> .	<p>Site inspection 7/03/2024</p> <p>Noise assessment report for Warehouse 6 (JN) - 18/10/2021.</p> <p>Noise assessment report for Warehouse 5 (JR) - 21/12/2021</p> <p>Consultant Advice Note from DDEG for Mechanical Equipment Assessment for Warehouse N1 and N2, 6/7/2023</p>	<p>The construction of freight terminal, freight village has yet to commence. The Woolworths warehouse 5 and 6 have been completed.</p> <p>Noise assessment report for Warehouse 6 (JN) was submitted to the Department in accordance with C11 on 18/10/2021. Concrete and steel works for Warehouse 6 completed.</p> <p>Noise assessment report for Warehouse 5 (JR) was submitted to the Department in accordance with C11 on 21/12/2021. Concrete and steel works for Warehouse 5 completed.</p> <p>Presented Consultant Advice Note from DDEG for Mechanical Equipment Assessment for Warehouse N1 and N2, 6/7/2023 indicating that the proposed mechanical plant associated with Warehouse N1 and N2 will</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>comply with the noise criteria. Submission of this document to DPHI was made on the 18/3/2024.</p> <p><b>Note: The Applicant indicated that an attempt to upload this to the portal was made prior construction of the warehouse, however, the portal was down. Then the document was loaded to the portal on the 18/3/2024.</b></p>	
B139	<p>The Applicant must carry out noise monitoring of mechanical plant and other noisy equipment for a minimum period of one week where valid data is collected following operation/ occupation of the freight terminal, freight village and each warehouse. The monitoring program must be carried out by a suitably qualified and experienced person(s) and a <b>Monitoring Report for Mechanical Plant</b> must be submitted to the Planning Secretary within two months of operation of the freight terminal and occupation of each tenancy to verify predicted mechanical plant and equipment noise levels.</p>	<p>Site inspection 7/03/2024</p> <p>Consultant Advice Note from DDEG for Mechanical Equipment Assessment for Warehouse N1 and N2, 6/7/2023</p>	<p>The project is in construction. WH1 and 2 are not operational / occupied.</p> <p>Whilst WH6 is not operational but is partially occupied WH6 is not occupied for its intended use. The partial occupation is for commissioning/construction. The warehouse plant and equipment are not fully operating at this point in time. Hence, cannot verify the noise predictions.</p>	Not Triggered
<b>Site Noise Monitoring and Reporting</b>				
B140	<p>Within 12 months of operation of the intermodal terminal facility; occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Planning Secretary, the Applicant must undertake <b>Operational Noise Monitoring</b> to compare actual noise performance of the project against predicted noise performance and prepare an <b>Operational Noise Report</b> to document this monitoring. The Report must include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> <li>a) noise monitoring to assess compliance with the predicted operational noise levels and the noise limits specified in <b>Table 4</b>;</li> <li>b) a validation by predictive modelling of the operational noise levels in terms of criteria and noise goals established in the Road Noise Policy (RNP, EPA, 2001);</li> <li>c) sleep disturbance impacts compared to those determined in documents specified under <b>Condition A3</b>;</li> <li>d) impacts associated with annoying characteristics such as prominent tonal components, impulsiveness, intermittency, irregularity and dominant low-frequency content;</li> <li>e) methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers;</li> <li>f) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers and heavy vehicle proportions;</li> <li>g) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all feasible and reasonable mitigation measures;</li> <li>h) identification of additional measures to those predicted in the documents specified under <b>Condition A3</b>, that would be implemented with the objective of meeting the criteria outlined in the RNP and NPI (EPA, 2017), including timing of implementation;</li> <li>i) details of any complaints and enquiries received in relation to operational noise generated by the project between the date of commencement of operation and the date the report was prepared; and</li> <li>j) procedures for the management of operational noise and vibration complaints.</li> </ul> <p>The Operational Noise Report is to be verified by a suitably qualified and experienced noise and vibration expert.</p> <p>The Operational Noise Report must be submitted to the Planning Secretary and the EPA within 60 days of completing the operational noise monitoring referred to in (a) above or as otherwise agreed by the Planning Secretary.</p>	<p>Site inspection 7/03/2024</p>	<p>The project is currently in the construction phase.</p>	Not Triggered
<b>Rail Noise Monitoring and Reporting</b>				
B141	<p>The Applicant must install and maintain a rail noise monitoring system on the rail link at the commencement of operation to continuously monitor the noise from rail operations on the rail link. The system must capture the noise from each individual train passby noise generation event, and include information to identify:</p> <ul style="list-style-type: none"> <li>a) time and date of freight train passbys;</li> </ul>	<p>Site inspection 7/03/2024</p>	<p>The project is currently in the construction phase.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) imagery or video to enable identification of the rolling stock during the day and night; c) LAeq(15hour) and LAeq(9hour) from rail operations; and d) LAF(max) and SEL of individual train passbys, measured in accordance with ISO3095; or e) other alternative information as agreed with, or required by, the Planning Secretary.  The results from the noise monitoring system, must be publicly accessible from a website maintained by the Applicant. The noise results from each train must be available as live data on the website, unless unforeseen circumstances (i.e., a system malfunction) have occurred. The LAeq(15hour) and LAeq(9hr) results from each day must be available on the website within 1 hour of the period ending.			
B142	Prior to the commencement of operation, the Applicant must submit to the Planning Secretary for approval, <b>justification supporting the appropriateness of the location for rail noise monitoring</b> , including details of any alternative options considered and reasons for these being dismissed. The noise monitoring location(s) must be west of the MPW Stage 2 connection to the rail link constructed under MPE Stage 1.	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
B143	From the commencement of operation, the Applicant must provide an annual <b>Rail Noise Monitoring Report</b> to the Planning Secretary for a period of 5 years, or as otherwise agreed with the Planning Secretary. The Planning Secretary shall consider the need for further reporting following a review of the results for year 5.  <i>Note: the above rail noise monitoring and reporting conditions may be satisfied by the implementation of relevant monitoring and reporting conditions under the MPE Stage 1 consent.</i>	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
<b>Heritage</b>				
<b>Aboriginal Studies</b>				
B144	A <b>Salvage Strategy</b> must be developed in consultation with OEH and with relevant Registered Aboriginal Parties prior to any impacts on Aboriginal objects and sites.	MPWS2 Aboriginal Archaeological Salvage Strategy, Artefact, 14/01/2020	The Strategy was prepared prior to works under SSD 7709 and the consultation records are included in the document.	Compliant
B145	The scar tree portions of Aboriginal sites MA6 & MA7 are to be removed by a qualified arborist and relocated to a suitable area identified in consultation with Registered Aboriginal Parties.	Care Agreement Heritage NSW, 07/09/2020	The Care Agreement, prepared by Heritage NSW, identifies the process that was executed for the removal and storage of the scar tree portions and the consultation undertaken, as well as the long-term storage.	Compliant
B146	Staged salvage excavation of selected areas should be conducted in consultation with Registered Aboriginal Parties. These stages include:  a) dispersed pits placed along transects within the Terrace PAD and the tertiary terrace (between MA10 and MA14 – refer to Figure 16-2 of the EIS); and  b) open area salvage excavation, targeting the artefact concentrations at MA10 and MA14, as well as any additional artefact concentrations identified during (a) above.	MPWS2 Aboriginal Archaeological Salvage Strategy, Artefact, 14/01/2020  MA10 and MA14 Clearance Report, Biosis, 16/10/2020	The Salvage Strategy was prepared in consultation with the RAPs. The Biosis Clearance Report confirms completion of salvage in accordance with the Salvage Strategy. Staged salvage of MA10 and part of MA14 (note part of the MA14 is within the biobanking area and remains undisturbed).	Compliant
B147	Following completion of salvage, the Applicant must prepare an <b>Aboriginal Cultural Heritage Salvage Report</b> in accordance with any guidelines and standards or OEH requirements. The report must include details of any archival recording, further archaeological research either undertaken or to be carried out, and archaeological excavations (with artefact analysis and identification of a final repository for finds) and be submitted to the Planning Secretary, OEH, relevant Council(s) and Registered Aboriginal Parties, where relevant, for information within 12 months after the completion of salvage works.	MPWS2 Aboriginal Archaeological Salvage Strategy, Artefact, 14/01/2020  MA10 and MA14 Clearance Report, Biosis, 16/10/2020  Final Aboriginal Heritage Compliance Report, Artefact, 30/8/2023  Submission to DPHI on the 27/6/2023  Submission to RAP on the 15/6/2023  Submission to OEH on the 30/8/2023  Submission to LCC on the 27/6/2023	The Aboriginal artefact burial occurred during 13 February 2023. Report prepared by the Artefact consulting on the 30/8/2023.	Compliant
<b>Aboriginal Items or Objects</b>				
B148	If any Aboriginal object of Aboriginal place is identified on site, or suspected to be on site (other than those identified in the EIS):	Interview with auditees 8/03/2024	No unexpected finds have been identified by the auditees during the audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>a) all work in the immediate vicinity of the object or place must cease immediately;</li> <li>b) a 10 m wide buffer area around the object or place must be cordoned off; and</li> <li>c) OEH must be contacted immediately.</li> </ul>	<p>Aboriginal Cultural Heritage Management Plan, 15/07/20, Artefact</p> <p>Letter DPIE to SIMTA, 20/10/20</p>		
B149	<p>Work in the immediate vicinity may only recommence if:</p> <ul style="list-style-type: none"> <li>a) the object or place is confirmed by OEH upon consultation with the Registered Aboriginal Parties, not to be an Aboriginal object or Aboriginal place; or</li> <li>b) an Aboriginal Cultural Heritage Management Plan is prepared in consultation with the Registered Aboriginal Parties and OEH to include the object or place and appropriate measures in respect of it, and the Plan is approved by the Planning Secretary; or</li> <li>c) OEH is satisfied as to the measures to be implemented in respect of the object or place and makes a written direction in that regard.</li> </ul>	<p>Interview with auditees 8/03/2024</p> <p>Aboriginal Cultural Heritage Management Plan, 15/07/20, Artefact</p> <p>Letter DPIE to SIMTA, 20/10/20</p>	No unexpected finds have been identified by the auditees during the audit period.	Not Triggered
<b>Non-indigenous Heritage</b>				
B150	<p>If any unexpected archaeological relics are uncovered:</p> <ul style="list-style-type: none"> <li>a) all work in the immediate vicinity of the find must cease immediately;</li> <li>b) OEH Heritage Division must be notified;</li> <li>c) a suitably qualified and experienced archaeologist (e.g. project archaeologist) must record and assess the significance of the find with the results reported to the Planning Secretary, OEH Heritage Division, Council and the local Historical Society; and</li> <li>d) where required, a Management Strategy is to be developed and implemented in consultation with the OEH Heritage Division.</li> </ul>	Interview with auditees 8/03/2024	No unexpected finds have been identified by the auditees during the audit period.	Not Triggered
B151	Work in the immediate vicinity of the find may only recommence on the advice of the project archaeologist.	Interview with auditees 8/03/2024	No unexpected finds have been identified by the auditees during the audit period.	Not Triggered
<b>Biodiversity</b>				
B152	<p>Prior to clearing of native vegetation, a <b>Koala Management Plan</b> (KMP) must be prepared by a suitably qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The KMP must:</p> <ul style="list-style-type: none"> <li>a) make reference to <i>A review of koala tree use across New South Wales</i> (OEH 2018);</li> <li>b) identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the Intermodal Precinct area and with other core koala habitat areas (i.e. to the south and to the west along Georges River);</li> <li>c) include commitment to retain Koala use trees on site in line with phased earthworks (see e.g. <b>Condition B40</b>);</li> <li>d) include details of structures to eliminate barriers to movement (presented by fences, roads, drainage culverts or pits, rail lines and the like) for koalas and other native fauna likely to use the site or habitat corridor;</li> <li>e) include details on koala habitat rehabilitation/ restoration within the identified habitat corridors; and</li> <li>f) include other measures to minimise the risk of harm to koalas.</li> </ul>	<p>Moorebank Precinct West Stage 2 Koala Management Plan (KMP), Cumberland Ecology, 12/03/2020</p> <p>Letter DPIE to SIMTA, 04/05/20</p> <p>Works letter, Kingfisher, 02/12/20</p> <p>CoC B154 Clearing Permit, Georgiou, no date</p> <p>Post Clearing Report, Narla, February 2021</p> <p>Ecological Consultants Australia report, 23/02/21</p> <p>Nearmap review (2020 – 2021)</p>	<p>A KMP was prepared by qualified ecologists to satisfy this condition:</p> <ul style="list-style-type: none"> <li>a) Sections 2.7, 4.1, 7.1, 7.2, 7.3</li> <li>b) Section 7.4</li> <li>c) Section 7.2.1</li> <li>d) Sections 7.4, 8.3.5</li> <li>e) Sections 7.2.1, 7.2.2, 7.2.3, 8.3.5</li> <li>f) Sections 8.3.1 - 8.3.6</li> </ul> <p>The KMP was approved by the Department on 04/05/20.</p> <p>The clearing reports and Nearmap aerial photos indicate that clearing occurred after the date of approval of the KMP.</p>	Compliant
<b>Construction Flora and Fauna Management</b>				
B153	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) ensure that no more than 42.89 hectares of native vegetation is cleared for the development; and</li> <li>b) before any work commences, install and maintain exclusion fencing along the riparian corridor and around any native vegetation not being removed as part of the development.</li> </ul>	<p>Site inspection 7/03/2024</p> <p>Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2, SIMTA 2/12/2021 (Rev. N) approval 18/3/2022 from DPHI; 7/9/2022 (Rev. O)</p> <p>DPHI Approval 2/5/2023.</p>	<p>Exclusion fencing was sighted during the inspection. The ER did not raise issues regarding clearing beyond boundaries.</p> <p>The total vegetation cleared has been estimated using survey and GIS. The area cleared for across MPW (capturing MPW1, MPW2 and MPE2 clearing) is estimated to be 42.593ha.</p> <p>Sighted Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated September 2021.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>MPW Sitewide Aerial Overlay, Integral Surveys, 23/04/21</p> <p>Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated 2/9/2021 (version 1.0)</p> <p>Post clearing report from Narla Environmental dated Feb 2023. 7 habitat trees were cleared 8<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> of Feb 2023.</p> <p>MPWS2 SSD 7709 – ER Monthly Reports from Pitt &amp; Sherry for: from Mar 2023 to Jan 2024 as follows:</p> <ul style="list-style-type: none"> <li>- Mar 2023, submitted 5/4/23</li> <li>- Apr 2023, submitted 2/5/23</li> <li>- May 2023, submitted 7/6/23</li> <li>- Jun 2023, submitted 14/7/23</li> <li>- Jul 2023, submitted 7/8/23</li> <li>- Aug 2023, submitted 14/9/23</li> <li>- Sep 2023, submitted 6/10/23</li> <li>- Oct 2023, submitted 12/11/23</li> <li>- Nov 2023, submitted 14/12/22</li> <li>- Dec 2023, submitted 29/12/23</li> <li>- Jan 2024, submitted 9/2/24</li> </ul>	<p>BMD: Presented Clearing of trees from Narla (Ecologist) Environmental Post clearing report dated Feb 2023. In total 7 habitat trees were cleared on the 8<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> of February 2023.</p> <p>No other vegetation has been cleared for the audit period.</p>	
B154	<p>Prior to clearing of native vegetation, the Applicant must prepare a <b>Construction Flora and Fauna Management Plan (CFFMP)</b> and submit it to the Planning Secretary for approval. The CFFMP must be developed in consultation with OEH.</p>	<p>Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2, SIMTA 2/12/2021 (Rev. N) approval 18/3/2022 from DPHI, 7/9/2022 (Rev. O)</p> <p>DPHI Approval 2/5/2023.</p> <p>Works letter, Kingfisher, 02/12/20</p> <p>Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated 2/9/2021 (version 1.0)</p> <p>Post clearing report from Narla Environmental dated Feb 2023. 7 habitat trees were cleared 8<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> of Feb 2023.</p>	<p>The CFFMP was prepared to satisfy this condition (section 1.4) and was approved by the Department on 23/3/20.</p> <p>The clearing reports and Nemap aerial photos indicate that clearing occurred after the date of approval of the CFFMP.</p> <p>BMD presented:</p> <p>Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated September 2021.</p> <p>Clearing of trees from Narla (Ecologist) Environmental Post clearing report dated Feb 2023. In total 7 habitat trees were cleared 8<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> of Feb 2023.</p> <p>No other vegetation has been cleared for the audit period.</p>	Compliant
B155	<p>The CFFMP must form part of the CEMP required by <b>Condition C2</b> and, in addition to the general management plan requirements listed in <b>Condition C1</b>, the CFFMP must include the following:</p> <ol style="list-style-type: none"> <li>a) measures to minimise the loss of key fauna habitat including tree hollows and koala feed trees;</li> <li>b) measures to minimise the impacts on fauna on site; and</li> <li>c) measures to ensure biodiversity values not intended to be impacted are protected including mapping of protected/ 'no-go' areas.</li> </ol> <p><b>Note:</b> A version of the CFFMP is to be submitted prior to any clearing required to conduct remediation. In accordance with the definition of construction, that version of the CFFMP can be prepared and submitted for approval as a standalone document prior to any clearing required to conduct remediation, and a full CEMP does not need to be submitted at that point in time.</p>	<p>Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2, SIMTA, 2/12/2021, 7/9/2022 (Rev. O)</p> <p>Letter DPIE to SIMTA, 23/3/20</p>	<p>The CFFMP was prepared to satisfy CoC C1 and this condition:</p> <ol style="list-style-type: none"> <li>a) Section 3.3</li> <li>b) Section 3.3</li> <li>c) Section 3.3, Appendix B</li> </ol> <p>The CFFMP was approved by the Department on 23/3/20 and DPHI Approval 2/5/2023 for Rev. O.</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																											
B156	Prior to removing/ clearing any vegetation or any demolition, pre-clearing surveys and inspections for threatened species, populations and ecological communities must be undertaken. The surveys and inspections, and any subsequent relocation of species and associated management measures, must be undertaken under the guidance of a suitably qualified and experienced ecologist.	Permit to Clear MAAI from BMD	BMD has a Permit to Clear MAAI. Previous reports were presented from BMD for Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated 2/9/2021 (version 1.0) - 100m2 tree clearing in Lot 100 for MAAI Stormwater construction.  No clearing conducting during audit period.	Not Triggered																																											
B157	<p>Prior to any impact on the species to be offset, the Applicant must retire biodiversity credits specified in <b>Table 5</b> and <b>Table 6</b>. The retirement of credits must be carried out in accordance with the <i>NSW Biodiversity Offsets Policy for Major Projects (OEH 2014)</i>.</p> <p><b>Table 5: Ecosystem credit requirements</b></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Plant community type</th> <th>Area to be impacted</th> <th>Credits required</th> </tr> </thead> <tbody> <tr> <td>MPW Stage 2 (excluding Moorebank Avenue site)</td> <td>Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)</td> <td>9.81 ha</td> <td>371</td> </tr> <tr> <td>MPE Stage 2 (excluding Moorebank Avenue site)</td> <td>Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)</td> <td>0.46 ha</td> <td>15</td> </tr> <tr> <td>MPE Stage 2 (excluding Moorebank Avenue site)</td> <td>Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin (ME018)</td> <td>27.88 ha</td> <td>1,290</td> </tr> <tr> <td>Moorebank Avenue site</td> <td>Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)</td> <td>3.75 ha</td> <td>140</td> </tr> <tr> <td>Moorebank Avenue site</td> <td>Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)</td> <td>0.22 ha</td> <td>7</td> </tr> <tr> <td>Moorebank Avenue site</td> <td>Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)</td> <td>0.59 ha</td> <td>19</td> </tr> </tbody> </table> <p><b>Table 6: Species credit requirements</b></p> <table border="1"> <thead> <tr> <th>Species</th> <th>Impacted individuals/ area to be impacted</th> <th>Credits required</th> </tr> </thead> <tbody> <tr> <td>Nodding Geebung (<i>Persoonia nutans</i>)</td> <td>16</td> <td>1,232</td> </tr> <tr> <td><i>Hibbertia puberula</i> subsp. <i>puberula</i></td> <td>2 ha</td> <td>80*</td> </tr> <tr> <td>Small-flower Grevillia (<i>Grevillea parviflora</i> subsp. <i>parviflora</i>)</td> <td>333</td> <td>4,662</td> </tr> <tr> <td>Koala (<i>Phascolarctos cinereus</i>)</td> <td>42.69 ha</td> <td>1,110</td> </tr> </tbody> </table> <p><b>Note:</b> * only whole numbers can be entered into the credit calculator. It is known that the calculator applies an offset requirement of 40 credits per hectare therefore this rate has been used to calculate the requirement for decimals of a hectare.</p>	Site	Plant community type	Area to be impacted	Credits required	MPW Stage 2 (excluding Moorebank Avenue site)	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	9.81 ha	371	MPE Stage 2 (excluding Moorebank Avenue site)	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)	0.46 ha	15	MPE Stage 2 (excluding Moorebank Avenue site)	Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin (ME018)	27.88 ha	1,290	Moorebank Avenue site	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	3.75 ha	140	Moorebank Avenue site	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)	0.22 ha	7	Moorebank Avenue site	Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)	0.59 ha	19	Species	Impacted individuals/ area to be impacted	Credits required	Nodding Geebung ( <i>Persoonia nutans</i> )	16	1,232	<i>Hibbertia puberula</i> subsp. <i>puberula</i>	2 ha	80*	Small-flower Grevillia ( <i>Grevillea parviflora</i> subsp. <i>parviflora</i> )	333	4,662	Koala ( <i>Phascolarctos cinereus</i> )	42.69 ha	1,110	<p>Biobanking agreement, NSW OEH, 26/11/19</p> <p>Memo, Arcadis to DPIE, 11/12/2019</p> <p>Permit to Clear MAAI from BMD</p>	<p>Biobanking retirement memorandum, prepared by Arcadis describes how the project has retired the biobanking offset requirements for SSD 7709 and other projects). It includes consultation with the Department on inclusion from the other projects.</p> <p>The OEH biobanking agreement from 26/11/19 confirms the retirement.</p>	Compliant
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B158	<p>The Applicant:</p> <ol style="list-style-type: none"> <li>may elect to retire biodiversity credits in conjunction with the retirement of biodiversity credits for other developments on the MPE or MPW developments, prior to the commencement of construction of this development, provided it is not inconsistent with Condition B157; and</li> <li>is not required to retire credits for biodiversity impacts that it has already offset under another development consent, pending the provision of evidence of what credits were retired to offset which development.</li> </ol>	<p>Biobanking agreement, NSW OEH, 26/11/19</p> <p>Memo, Arcadis to DPIE, 11/12/2019</p> <p>Permit to Clear MAAI from BMD</p>	<p>Biobanking retirement memorandum, prepared by Arcadis describes how the project has retired the biobanking offset requirements for SSD 7709 and other projects). It includes consultation with the Department on inclusion from the other projects.</p> <p>The OEH biobanking agreement from 26/11/2019 confirms the retirement.</p>	Compliant																																											
B159	<p>If any native flora or fauna is identified on site that has not been previously identified in the documents listed in <b>Condition A3</b>:</p> <ol style="list-style-type: none"> <li>work must cease in the vicinity;</li> <li>a buffer zone must be established in consultation with the project ecologist;</li> <li>OEH must be notified;</li> <li>appropriate mitigation measures must be determined in consultation with OEH (including relevant re-location measures); and</li> <li>ecological monitoring and/ or biodiversity offset requirements must be updated, where required.</li> </ol>	Interview with auditees 8/03/2024	No new native flora and fauna (not already identified / considered in the EIS) has been identified by the auditees.	Not Triggered																																											
<b>Operational Flora and Fauna Management</b>																																															



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B160	<p>Prior to commencement of operation an <b>Operational Flora and Fauna Management Plan (OFFMP)</b> must be prepared by a suitably qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The OFFMP must include:</p> <ul style="list-style-type: none"> <li>a) monitoring, management and maintenance procedures for koala habitat corridors; and</li> <li>b) management and maintenance of other measures and site operations to minimise the risk of harm to koalas and other native fauna.</li> </ul>	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
<b>Contamination and Remediation</b>				
<b>Site Auditor</b>				
B161	Prior to the commencement of any works, the Applicant must engage a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> NSW Site Auditor Scheme.	Memorandum SIMTA to MIC, 26/05/16	James Davis was engaged in 2016.	Compliant
<b>Per- and Polyfluoroalkyl Substances (PFAS) Contamination</b>				
B162	Prior to construction, the Applicant must provide the EPA with a copy of all reports to date relating to the assessment of per- and poly-fluoroalkyl substances (PFAS) undertaken for the development and in relation to contamination from the development.	<p>Email, Tactical to EPA 09/11/20</p> <p>Interview with auditees 8/03/2024</p>	On 9 November 2020 all the files were issued to the EPA. The Auditor is not aware of any response from the EPA in relation to this condition.	Compliant
B163	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable to discuss requirements for community consultation.	<p>Auditee response to Independent Audit No. 1 RFI, 26/03/21</p> <p>Site Audit Statement, SSD 7709, James Davis, 24/11/20</p> <p>Long-Term Environmental Management Plan, EP Risk, 01/12/2020</p> <p>Email, SIMTA to EPA, 24/11/20</p> <p>Georgiou's induction and notice board</p>	<p>During the previous audit, the Auditor requested that the auditee provide a copy of the document/s that support the Project's position that there is no off-site risk posed by PFAS contamination.</p> <p>The auditees provided the following response:</p> <p><i>EnRiskS (2019) has prepared an off-site Oway Human Health and Ecological Risk Assessment that has been provided to the Site Auditor. The Site Auditor has reviewed the EnRiskS (2019) report and provided his review and the EnRiskS (2019) report to the EPA. This is a Commonwealth Controlled report permission is required before it can be released. However, this is indirectly covered off in the LTEMP consultation log. The LTEMP was provided to the EPA.</i></p> <p>The LTEMP details measures to manage PFAS impacted materials and waters on the project, but it does not present details on the level of risk to off-site receptors due to PFAS contamination.</p> <p>The SSD 7709 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, EP Risk, 01/12/20, and the Contamination Management Plan, EP Risk, 08/11/20. No Remediation Action Plan was deemed to be required by the Contaminated Site Auditor (indicating that there are no unacceptable human health / ecological risks present). The Site Audit Statement and associated information has been issued to the EPA.</p> <p>No potential new risks to off-site receptors.</p> <p>Georgiou's induction (Slide 26) includes information on PFAS Contamination, this is also posted in their notice board.</p>	Not Triggered
<b>Contamination in Vegetated Areas</b>				
B164	<p>Prior to vegetation clearing:</p> <ul style="list-style-type: none"> <li>a) the Applicant must identify contamination within vegetated areas and prepare options for remediation in those areas, with the objectives to: <ul style="list-style-type: none"> <li>i. retain vegetation to the greatest extent possible beyond the completion of remediation;</li> <li>ii. minimise land disturbance in accordance with <b>Condition B41</b>; and</li> </ul> </li> </ul>	<p>Contamination Management Plan Moorebank Precinct West, EP Risk, 30/07/20</p> <p>CoC B154 Clearing Permit, Georgiou, no date.</p>	<p>A Contamination Management Plan was prepared to satisfy CoC C1 and this condition:</p> <ul style="list-style-type: none"> <li>a) Section 5, Appendices D and E</li> <li>b) Section 5, Appendices D and E</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>iii. not reduce the ability to provide connectivity and habitat corridors in accordance with <b>Conditions B2 and B152</b>;</p> <p>b) where remediation requires prior vegetation clearing, an appropriate assessment of the impact of clearing on contaminated land must be prepared by a suitably qualified and experienced consultant; and</p> <p>c) where contamination is identified as occurring within those areas where vegetation is proposed to be cleared, a <b>Contamination Management Plan</b> must be prepared in consultation with the Site Auditor detailing the location and nature of the contamination and the proposed remediation and/ or management measures that will be undertaken to address the on-site and potential off-site impacts.</p>	<p>Post Clearing Report, Narla, February 2021</p> <p>Ecological Consultants Australia report, 23/02/21</p> <p>Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated 2/9/2021 (version 1.0)</p> <p>Post clearing report from Narla Environmental dated Feb 2023. 7 habitat trees were cleared 8<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> of Feb 2023.</p> <p>Narla (Ecologist) clear weeds, 1/3/24</p> <p>Permit to clear checklist – 100sqm</p>	<p>c) The CMP was provided to the Contaminated Sites Auditor as part of the SSD 7709 Site Audit Statement application.</p> <p>The CMP was approved by the Department in October 2020. Vegetation clearing on SSD 7709 commenced in December 2020.</p> <p>Habitat trees were cleared in Feb 2023. Also clear of weeds on the 1/3/24 by Narla (Ecologist). Permit to clear checklist (100sqm) sighted. Nothing else has been cleared after that.</p>	
B165	<p>A copy of the assessment required by <b>Condition B164</b> above and any associated update of the CEMP required must be provided to the Planning Secretary for approval one month before commencement of vegetation clearing. Evidence of consultation with the Site Auditor must be included.</p>	<p>Contamination Management Plan Moorebank Precinct West, EP Risk, 30/07/20</p> <p>CoC B154 Clearing Permit, Georgiou, no date.</p> <p>Post Clearing Report, Narla, February 2021</p> <p>Ecological Consultants Australia report, 23/02/21</p> <p>Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated 2/9/2021 (version 1.0)</p> <p>Post clearing report from Narla Environmental dated Feb 2023. 7 habitat trees were cleared 8<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> of Feb 2023.</p> <p>Narla (Ecologist) clear weeds, 1/3/24</p> <p>Permit to clear checklist – 100sqm</p>	<p>A Contamination Management Plan was prepared to satisfy CoC C1 and this condition:</p> <p>d) Section 5, Appendices D and E</p> <p>e) Section 5, Appendices D and E</p> <p>f) The CMP was provided to the Contaminated Sites Auditor as part of the SSD 7709 Site Audit Statement application.</p> <p>The CMP was approved by the Department in October 20. Vegetation clearing on SSD 7709 commenced in December 2020.</p>	Compliant
<b>Remediation</b>				
B166	<p>Following vegetation clearing and prior to the commencement of other construction activities, the Applicant must complete remediation of the site in accordance with any relevant Remediation Action Plan (RAP) to the satisfaction of the Planning Secretary. The RAP must include options to remediate and/or manage PFAS impacted areas across the site, including the conservation area. The RAP must be submitted to the accredited site auditor and the NSW EPA for comment prior to implementation. If any amendments are required to the RAP, the amendments must be approved by an EPA accredited Site Auditor.</p>	<p>Site Audit Statement, SSD 7709, James Davis, 24/11/20</p> <p>Site Audit Statement, SSD 5066, James Davis, 18/09/20</p> <p>Letter DPHI to SIMTA, 24/03/21 (DPHI acceptance that no RAP required).</p>	<p>The SSD 5066 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, ER Risk, 02/09/20, and the Contamination Management Plans, EP Risk, 30/07/20 and 08/11/20. Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination present in vegetated areas. No RAP was deemed to be required by the Contaminated Site Auditor.</p> <p>The SSD 7709 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, EP Risk, 01/12/20, and the Contamination Management Plan, EP Risk, 08/11/20. Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			present in vegetated areas. No RAP was deemed to be required by the Contaminated Site Auditor. This was agreed to by the Department.	
<b>Validation Report</b>				
B167	The Applicant must prepare a Validation Report for the Stage 1 development. The Validation Report must: <ul style="list-style-type: none"> <li>a) be reviewed by an EPA accredited Site Auditor;</li> <li>b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);</li> <li>c) include, but not be limited to: <ul style="list-style-type: none"> <li>i. comment on the extent and nature of the remediation undertaken,</li> <li>ii. describe the location, nature and extent of any remaining contamination on site,</li> <li>iii. sampling and analysis plan and sampling methodology,</li> <li>iv. details of the volume of treated material emplaced within any remaining containment cell,</li> <li>v. results of any validation sampling, compared to relevant guidelines/ criteria, and</li> <li>vi. discussion of the suitability of the remediated areas for the intended future land uses described under SSD 5066 and SSD 7709 – Stage 2 (including for the raised landform and imported fill characteristics and the drainage outlet structures in the riparian corridor).</li> </ul> </li> </ul>	Letter Enviroview (James Davis) to Tactical, 22/09/20 Site Audit Statement, SSD 5066, James Davis, 18/09/20 MPW Supplementary Validation Report, JBS&G, 25/09/20	The Contaminated Site Auditor reviewed the Validation Report and provided 11 x comments on its content. The report includes the information specified by this condition.	Compliant
B168	A copy of the Validation Report must be provided to the Planning Secretary, EPA and the Certifying Authority prior to commencement of construction (other than the vegetation clearing required for remediation).	Email SIMTA to Certifier, 24/11/20 Email SIMTA to EPA, 23/11/20 DPIE post approval portal lodgement 20/11/20	The validation report was provided to the identified stakeholders.	Compliant
<b>Site Audit Statements</b>				
B169	Upon completion of the remediation required in relation to Stage 1 (SSD 5066) and this development and prior to the commencement of construction (other than the vegetation clearing required for remediation) in relation to this approval (i.e. Stage 2 SSD 7709), the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement A for the whole site, prepared in accordance with the <i>NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017</i> , which demonstrates the site is suitable for its intended land uses under Stage 2 SSD 7709 including for the: <ul style="list-style-type: none"> <li>a) importation and placement of fill,</li> <li>b) construction of a warehouse estate including warehouse buildings,</li> <li>c) development of an intermodal terminal, and</li> <li>d) protection of the conservation area including riparian corridor and biodiversity offset sites.</li> </ul>	Site Audit Statement, SSD 7709, James Davis, 24/11/20 Letter DPHI to SIMTA, 24/03/21 (DPHI acceptance that no RAP required) Letter DPHI to SIMTA, 28/01/22 (notice of breach of B169 and B171 (failure to submit SASs as per the timing in the relevant conditions), as well as reference to commencing construction without necessary approvals having been in place).	The SSD 7709 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, EP Risk, 01/12/20, and the Contamination Management Plan, EP Risk, 08/11/20. Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination present in vegetated areas. No RAP was deemed to be required by the Contaminated Site Auditor. This was agreed to by the Department.  The warning notice 28/1/22 for breach of B169 due to the Site Audit Statement and Site Audit Report having been submitted after the commencement of construction on SSD 7709 was closed during this audit.	Compliant
B170	To ensure that no residual contaminated land on site is impacted by this approval, the requirements of Site Audit Statement A required by <b>Condition B169</b> cannot be staged.	Site Audit Statement, SSD 7709, James Davis, 24/11/20 Site Audit Statement, SSD 5066, James Davis, 18/09/20	The Site Audit Statement is not staged.	Compliant
B171	Upon completion of importation and placement of fill and prior to construction of permanent built surface works, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement A for the whole site, prepared in accordance with the <i>NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017</i> , which demonstrates the site is suitable for its intended land uses under MPW Stage 2 SSD 7709.	Site Audit Statement for: <ul style="list-style-type: none"> <li>- Warehouse 1 and Warehouse 2, 8/6/2023</li> <li>- Onsite Detention Basins and Outlets 10/11/2023.</li> </ul> Site Audit Reports from Enviroview for:	The submission of the B171 SAR and SAS was permitted to be staged under A42 in April-May 2021.  Evidence was presented for the following SAS: <ul style="list-style-type: none"> <li>- Site Audit Statement, dated 10/11/2023, for Onsite Detention Basins and Outlets. Site Audit Report No. 600099_0301-2020-5.</li> <li>- Site Audit Statement, dated 8/6/2023, for Warehouse 1 and Warehouse 2. Site Audit Report No. 600099_0301-2020-10.</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- On-site Detention Basins and Outlets, 10/11/2023 No. 600099_0301-2020-5.</li> <li>- Warehouse 1 and 2, 8/06/2023 No. 600099_0301-2020-10.</li> </ul> <p>Post Approval Form 14/11/2023 re. SAR for OSD 5, OSD 6 and OSD 8</p> <p>Post Approval Form 5/4/2024 re. SAR and SAS for WH S1 and S2</p>	<p>Evidence was presented for the following Site Audit Reports:</p> <ul style="list-style-type: none"> <li>- Site Audit Report from Enviroview for On-site Detention Basins and Outlets, 10/11/2023 No. 600099_0301-2020-5.</li> <li>- Site Audit Report from Enviroview for Warehouse 1 and 2, 8/06/2023 No. 600099_0301-2020-10.</li> </ul> <p>Submission of the SAR and SAS for OSD 5, 6 and 8 to the DPHI was made on the 14/11/2023. Submission of the SAR and SAS for Warehouse S1 and S2 to the DPHI was made on the 5/4/2024 in accordance with the timeframe.</p>	
<b>Long Term Environmental Management Plan</b>				
B172	<p>Where remediation outcomes for the site require long term environmental management, a suitably qualified and experienced person must prepare a Long Term Environmental Management Plan (LTEMP), to the satisfaction of the Site Auditor. The plan must:</p> <ol style="list-style-type: none"> <li>a) be submitted to the Planning Secretary and EPA prior to commencement of construction (other than vegetation clearing); and</li> <li>b) include, but not be limited to: <ol style="list-style-type: none"> <li>i. a description of the nature and location of any contamination remaining on site,</li> <li>ii. provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell,</li> <li>iii. a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/ or disposal,</li> <li>iv. a description of the procedures for monitoring the integrity of the containment cell,</li> <li>v. a surface and groundwater monitoring program,</li> <li>vi. mechanisms to report results to relevant agencies,</li> <li>vii. triggers that would indicate if further remediation is required, and</li> <li>viii. details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.</li> </ol> </li> </ol>	<p>Long-Term Environmental Management Plan (LTEMP), EP Risk, 27/11/20</p> <p>Email, SIMTA to EPA, 24/11/20</p> <p>DPIE post approval portal lodgement 24/11/20</p> <p>Site Audit Report from Enviroview for:</p> <ul style="list-style-type: none"> <li>- On-site Detention Basins and Outlets, 10/11/2023 No. 600099_0301-2020-5.</li> <li>- Warehouse 1 and 2, 8/06/2023 No. 600099_0301-2020-10.</li> </ul> <p>LTEMP from EP Risk for:</p> <ul style="list-style-type: none"> <li>- OSD Basins and Outlets dated 14/09/2023, version 1.0.</li> <li>- Warehouse 1 and Warehouse 2 dated 25/5/2023, version 1.0.</li> </ul>	<p>The LTEMP was prepared, addressing the requirements of CoC C1 and this condition:</p> <ol style="list-style-type: none"> <li>a) submitted to the identified stakeholders in November. Construction commenced on 01/12/20.</li> <li>b)i) Appendix C</li> <li>b)ii) Appendix D</li> <li>b)iii) no containment cell proposed, note Appendix H</li> <li>b)iv) no containment cell proposed, note Appendix H</li> <li>b)v) Section 5, Appendix D</li> <li>b)vi) Section 5, Appendix D</li> <li>b)vii) Appendix F</li> <li>b)viii) Appendix D.</li> </ol> <p>Sighted Site Audit Report from Enviroview for:</p> <ul style="list-style-type: none"> <li>- On-site Detention Basins and Outlets, 10/11/2023 No. 600099_0301-2020-5.</li> <li>- Warehouse 1 and 2, 8/06/2023 No. 600099_0301-2020-10.</li> </ul> <p>Each of the above SAS included a LTEMP, sighted for:</p> <ul style="list-style-type: none"> <li>- LTEMP from EP Risk for OSD Basins and Outlets dated 14/09/2023, version 1.0.</li> <li>- LTEMP from EP Risk for Warehouse 1 and Warehouse 2 dated 25/5/2023, version 1.0.</li> </ul>	Compliant
B173	The LTEMP must be registered on the title to the land.	<p>Long-Term Environmental Management Plan (LTEMP), EP Risk, 27/11/20</p> <p>Interview the auditees 15/03/2023</p>	Section 1.4 of the LTEMP identifies the need for it to be registered to the title of the land. The LTEMP/s will be registered to the warehouse lots following subdivision (as required).	Not Triggered
<b>Unexpected Ordnance</b>				
B174	Unexpected Ordnance (UXO), Exploded Ordnance (EO) and Exploded Ordnance Waste (EOW) protocols must be prepared by an UXO contractor listed on the Defence Panel of suitably qualified UXO consultants and contractors.	<p>Unexploded Ordnance Management Plan, GTEK Australia, 08/11/19</p> <p>Defence explosives ordnance plane, webpage visited.</p>	UXO EO EOW protocols are within the CMP. It was prepared by GTEK whom are listed on the Defence panel.	Compliant



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<b>Unexpected Finds Protocol</b>																																																							
B175	The CEMP required under <b>Condition C2</b> must include an Unexpected Finds Protocol(s) for, but not limited to, contamination, ordnances, Aboriginal sites, non-indigenous heritage and flora and fauna.	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2, SIMTA, 2/12/2021	The unexpected find protocol is within Appendix D of the CEMP	Compliant																																																			
<b>Hazards and Risks</b>																																																							
B176	<b>The total quantities of dangerous goods present at any time within the development and transport movements to and from the development must be kept below the screening threshold quantities and movements listed in the Department's Hazardous and Offensive Development Guidelines Applying SEPP 33 (January 2011) with the exception of dangerous goods storage for Warehouses JR and JN.</b>	Site inspection 7/03/2024	The project is in construction. Dangerous goods on site are negligible.	Compliant																																																			
B176A	<p><b>The storage of dangerous goods and combustible materials within Warehouses JR and JN must not exceed the maximum storage quantities listed in Table 7 at all times:</b></p> <p><b>Table 7: Storage of dangerous goods within Warehouses JR and JN</b></p> <table border="1"> <thead> <tr> <th>Location</th> <th>Dangerous Goods Class</th> <th>Packing Group</th> <th>Description</th> <th>Maximum Storage Quantity (Kg)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">JR Warehouse</td> <td>2.1</td> <td>n/a</td> <td>Liquified Petroleum Gas (LPG) in bulk tank</td> <td>3,080</td> </tr> <tr> <td>2.1</td> <td>n/a</td> <td>Aerosols with LPG propellant</td> <td>40,000</td> </tr> <tr> <td>n/a</td> <td>n/a</td> <td>Diesel fuel (C1 combustible material)</td> <td>60,000</td> </tr> <tr> <td rowspan="8">JN Warehouse</td> <td>1.4s</td> <td>n/a</td> <td>Explosives (i.e. party poppers)</td> <td>200</td> </tr> <tr> <td>2.1</td> <td>n/a</td> <td>LPG in bulk tank</td> <td>3,080</td> </tr> <tr> <td>3</td> <td>II</td> <td>Flammable liquids (i.e. paints)</td> <td>32,700</td> </tr> <tr> <td>3</td> <td>III</td> <td>Flammable liquids (i.e. paints)</td> <td>44,100</td> </tr> <tr> <td>4.1</td> <td>III</td> <td>Flammable solids (i.e. matches)</td> <td>4,200</td> </tr> <tr> <td>5.1</td> <td>III</td> <td>Oxidising agents (i.e. hair dyes)</td> <td>1,300</td> </tr> <tr> <td>8</td> <td>II</td> <td>Corrosive substances (i.e. cleaners)</td> <td>12,000</td> </tr> <tr> <td>8</td> <td>III</td> <td>Corrosive substances (i.e. cleaners)</td> <td>33,000</td> </tr> </tbody> </table>	Location	Dangerous Goods Class	Packing Group	Description	Maximum Storage Quantity (Kg)	JR Warehouse	2.1	n/a	Liquified Petroleum Gas (LPG) in bulk tank	3,080	2.1	n/a	Aerosols with LPG propellant	40,000	n/a	n/a	Diesel fuel (C1 combustible material)	60,000	JN Warehouse	1.4s	n/a	Explosives (i.e. party poppers)	200	2.1	n/a	LPG in bulk tank	3,080	3	II	Flammable liquids (i.e. paints)	32,700	3	III	Flammable liquids (i.e. paints)	44,100	4.1	III	Flammable solids (i.e. matches)	4,200	5.1	III	Oxidising agents (i.e. hair dyes)	1,300	8	II	Corrosive substances (i.e. cleaners)	12,000	8	III	Corrosive substances (i.e. cleaners)	33,000	Site inspection 7/03/2024	Warehouses 5 and 6 are completed but not operational yet. WH6 is not storing any dangerous goods above the maximum storage quantities.  Note: Gas cylinders storage area is not located within internal warehouse area due to fire hazard/risk, instead are stored under building awnings which are well ventilated/not in an enclosed area and out of direct sunlight and hazardous chemical storage cabinet located externally to building. Refer to photos in Appendix E.	Not Triggered
Location	Dangerous Goods Class	Packing Group	Description	Maximum Storage Quantity (Kg)																																																			
JR Warehouse	2.1	n/a	Liquified Petroleum Gas (LPG) in bulk tank	3,080																																																			
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B176B	<p><b>Prior to the commencement of construction, the pre-construction studies set out below must be completed:</b></p> <p><b>(a) a Fire Safety Study for Warehouse JR and/or Warehouse JN, covering the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems. The study must be prepared in consultation with Fire and Rescue NSW.</b></p> <p><b>(b) a Final Hazards Analysis for Warehouse JR and/or Warehouse JN, consistent with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'.</b></p> <p><b>Construction of Warehouse JR or Warehouse JN, other than of preliminary works that are outside the scope of the hazards studies, must not commence until the relevant study recommendations for the subject warehouse have been considered and, where appropriate, acted upon. The studies must be submitted to the Planning Secretary no later than one month prior to the commencement of construction of relevant warehouse to which they apply (other than preliminary works), or within such further period as the Planning Secretary may agree.</b></p>	<p>DPHI post approval portal lodgement, 06/07/21 (submission of original JN Fire Safety Study)</p> <p>DPHI post approval portal lodgement, 06/07/21 (submission of original JN Final Hazard Analysis)</p> <p>Fire Safety Study (JN), Rev1, 22/09/21</p> <p>Final Hazard Analysis (JN), Rev 1, 22/09/21</p> <p>Letter DPHI to SIMTA, 12/11/21 (acknowledgement of receipt of submission of the Rev 1 versions of the JN Fire Safety Study and Final Hazard Analysis)</p> <p>Fire Safety Study (JR), Rev 1, 23/09/21</p>	<p>The Fire Safety Study and Final Hazard Analysis for JN were submitted to the Department prior to commencement of permanent works on warehouse JN. However, the studies included dangerous goods quantities over that permitted under B176A. Updated Fire Safety Study and Final Hazard Analysis were prepared in September 2021, submitted and were accepted by the Department in November 2021.</p> <p>JR Fire Safety Study and Final Hazard Analysis reports have been submitted to the Department; Warehouse JR construction is close to completion.</p> <p>Note: The most recent FSS and FHA is part of the Mod 3 application (increase dangerous good storage quantity) which has not been approved yet. Hence, not yet part of the consent and outside of the audit period.</p>	Compliant																																																			



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Final Hazard Analysis (JR), Rev 1, 19/11/21</p> <p>DPHI post approval portal lodgement, 14/12/21 (submission of JR Final Hazard Analysis)</p> <p>DPHI post approval portal lodgement, 14/12/21 (submission of JR Fire Safety Study)</p>		
B176C	<p><b>Prior to the commissioning of Warehouse JR and Warehouse JN (or prior to the commissioning of the relevant warehouse, should the development be staged), the pre-commissioning plans and systems set out below must be completed:</b></p> <p><b>(a) a comprehensive Emergency Plan and detailed emergency procedures for the safety of all people outside Warehouse JR and/or Warehouse JN, who may be at risk from the warehouse/s. The plan must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.</b></p> <p><b>(b) a document setting out a comprehensive Safety Management System covering all on-site operations and associated transport activities involving hazardous materials for Warehouse JR and/or Warehouse JN. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to procedures. The Safety Management System shall be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'. Records shall be kept on-site at all times and must be available for inspection by the Secretary upon request.</b></p> <p><b>Documentation must be submitted to the Planning Secretary no later than two months prior to the commencement of commissioning of the proposed development, or within such further period as the Planning Secretary may agree.</b></p>	<p>Site inspection 7/03/2024</p> <p>Post Approval form re. submission of Warehouse Operations Emergency Plan (WOEP), 22/03/2023</p>	<p>Commissioning of Warehouses JR and JN has commenced.</p> <p>Presented Post Approval form with submission of Warehouse Operations Emergency Plan (WOEP) addressing requirements of condition B176C, dated 22/03/2023.</p> <p>Information contained in the WOEP reflects preliminary operational emergency procedures and plans. An updated Plan will be provided to the DPHI 3 months prior to the commencement of operations of the warehouses. The current approved construction emergency plans and procedures will continue to be implemented for the warehouses during internal fit-out and commissioning activities.</p> <p>Plan was submitted to the DPHI in March 2023 prior to commencement of commission in WH6 (Woolworths warehouse).</p>	Compliant
B176D	<p><b>Twelve months after the commencement of operations of Warehouse JR and/or Warehouse JN, should the development be staged, and every five years thereafter, or at such intervals as Council may agree, a comprehensive Hazard Audit of the warehouse/s must be carried out and a report submitted to the Planning Secretary within one month of each audit. The audits must be carried out at the Applicant's expense by a qualified person or team, independent of the development, approved by the Planning Secretary prior to commencement of each audit. Hazard Audits must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the deferral of the implementation of a recommendation is intended, reasons must be documented.</b></p>	<p>Site inspection 7/03/2024</p>	<p>The operation of the relevant warehouses has yet to commence.</p>	Not Triggered
B176E	<p><b>The Applicant must comply with all reasonable requirements of the Planning Secretary in respect of the implementation of any measures arising from the reports submitted in respect of conditions B176B to B176D, within such time as the Planning Secretary may agree.</b></p>	<p>Refer to responses to B176B – B176D</p>	<p>Refer to responses to B176B – B176D.</p>	Not Triggered
B177	<p>The Applicant (the operator/ occupant of each premises) must store and handle all chemicals, fuels and oils, including Dangerous Goods as defined in the <i>Australian Code for the Transport of Dangerous Goods by Road &amp; Rail</i>, in accordance with:</p> <ul style="list-style-type: none"> <li>a) the requirements of all relevant Australian Standards; and</li> <li>b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participant's Manual if the chemicals are liquids.</li> </ul> <p>In the event of an inconsistency between the requirements listed above in (a) and (b), the most stringent requirement must prevail to the extent of the inconsistency.</p>	<p>Site inspection 7/03/2024</p>	<p>The project is currently in the construction phase.</p>	Not Triggered
B178	<p>Fuel stored on the site must only be used for the purposes of refuelling IMT facility plant and equipment and locomotives.</p>	<p>Site inspection 7/03/2024</p>	<p>The project is currently in the construction phase.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B179	Prior to the occupation of each premises and in each instance of occupation by a new occupant, a statement must be submitted to the Planning Secretary confirming that the premises will be operated so as to comply with the requirements of <b>Conditions B176</b> and <b>B177</b> .	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
<b>Waste Management</b>				
B180	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	<p>Interview with auditees 8/03/2024</p> <p>Georgiou: Recycling and General Waste current to Feb 2024. EPA License No. 20885 – located at Aussie Skips Recycling Strathfield South.</p> <p>Georgiou Material Tracking (MTF) Register, current 7/3/24 and Material Tracking Form dated 8/11/23</p> <p>BMD: Waste and Recycling Register up to date 29/2/2024. Fairfield Council EPL 57 13 and Brandown Cecil Park 12618. 121-2092</p> <p>RCC Stg 2 Recycling report from Jul to Dec 2023 from Garbage Guts Skip Bins. EPL facility license numbers for: Blacktown Waste Services: 11497; Cobra Waste Solutions: 21011; and Bingo Industries: 13426</p> <p>Vaughan: Monthly reports from Bingo, for Jul-Dec 2023 and Jan-Feb 2024 friable waste for Georgiou</p> <p>121-2092 Stockpile register Rev 1, 21/2/24, BMD</p> <p>Technical Memo from JBS&amp;G (Suitability to placed it in WH3 and WH4), 19/7/2023 re. Assessment of LTS-SP3A Lower Half Materials</p>	<p>Material has either been classified or is pre-classified under the Waste Classification Guidelines.</p> <p>Offsite disposal of material is limited. Records indicate that auditees understand that wastes are being directed to facilities lawfully permitted to receive it.</p> <p>The Contractors presented evidence for recording the waste material, as follows:</p> <ul style="list-style-type: none"> <li>- Georgiou: <ul style="list-style-type: none"> <li>o Recycling and General Waste current to Feb 2024. EPA License No. 20885 – located at Aussie Skips Recycling Strathfield South.</li> <li>o Georgiou Material Tracking (MTF) Register, current 7/3/24.</li> <li>o Georgiou Material Tracking Form dated 8/11/23, for stripped topsoil material from WH11 showing the source of material, quantity, description, location.</li> </ul> </li> <li>- BMD: Waste and Recycling Register up to date 29/2/2024</li> <li>- RCC Stg 2 Recycling report from Jul to Dec 2023 from Garbage Guts Skip Bins.</li> <li>- Vaughan: Monthly reports from Bingo, for Jul-Dec 2023 and Jan-Feb 2024</li> </ul> <p>Sighted: Georgiou Material Tracking (MTF) Register, current 7/3/24 and Material Tracking Form dated 8/11/23 and BMD Stockpile register Rev 1, 21/2/24.</p>	Compliant
B181	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	<p>Interview with auditees 8/03/2024</p> <p>Georgiou: Recycling and General Waste current to Feb 2024. EPA License No. 20885 – located at Aussie Skips Recycling Strathfield South.</p> <p>Georgiou Material Tracking (MTF) Register, current 7/3/24 and Material Tracking Form dated 8/11/23</p> <p>Georgiou MPW Anthropogenic Waste Tracker dated 26/2/24</p> <p>Georgiou Offsite Disposals register from Mar 2023 to Mar 2024</p> <p>BMD: Waste and Recycling Register up to date 29/2/2024. Fairfield Council EPL</p>	<p>Material has either been classified or is pre-classified under the Waste Classification Guidelines.</p> <p>Offsite disposal of material is limited. Records indicate that auditees understand that wastes are being directed to facilities lawfully permitted to receive it.</p> <p>The Contractors presented evidence for recording the waste material, as follows:</p> <ul style="list-style-type: none"> <li>- Georgiou: <ul style="list-style-type: none"> <li>o Recycling and General Waste current to Feb 2024. EPA License No. 20885 – located at Aussie Skips Recycling Strathfield South.</li> <li>o Georgiou Material Tracking (MTF) Register, current 7/3/24.</li> <li>o Georgiou Material Tracking Form dated 8/11/23, for stripped topsoil material from WH11 showing the source of material, quantity, description, location.</li> </ul> </li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>57 13 and Brandown Cecil Park 12618. 121-2092</p> <p>RCC Stg 2 Recycling report from Jul to Dec 2023 from Garbage Guts Skip Bins. EPL facility license numbers for: Blacktown Waste Services: 11497; Cobra Waste Solutions: 21011; and Bingo Industries: 13426</p> <p>Vaughan: Monthly reports from Bingo, for Jul-Dec 2023 and Jan-Feb 2024 friable waste for Georgiou</p> <p>JBS&amp;G 7/3/2023 re. MPW ACM stockpile, indicates no PFAS and only geotechnical material. Removed and reallocated to WH11.</p> <p>JBS&amp;G 12/9/23 re. Warehouse 11 Stockpile 511 (SP511)</p> <p>4D Flight Volumes, survey of the stockpile</p> <p>121-2092 Stockpile register Rev 1, 21/2/24, BMD</p> <p>JSB&amp;G classification No. 58693 – 1577528 L196 – stockpile 332 and No. 58693 157657 L195 – stockpile 331</p> <p>Technical Memo from JBS&amp;G (Suitability to placed it in WH3 and WH4), 19/7/2023 re. Assessment of LTS-SP3A Lower Half Materials</p>	<ul style="list-style-type: none"> <li>- BMD: Waste and Recycling Register up to date 29/2/2024</li> <li>- RCC Stg 2 Recycling report from Jul to Dec 2023 from Garbage Guts Skip Bins.</li> <li>- Vaughan: Monthly reports from Bingo, for Jul-Dec 2023 and Jan-Feb 2024</li> </ul> <p>Sighted:</p> <ul style="list-style-type: none"> <li>- Georgiou Material Tracking (MTF) Register, current 7/3/24</li> <li>- Georgiou Material Tracking Form dated 8/11/23,</li> <li>- Georgiou Anthropogenic Waste Tracker dated 26/2/24</li> <li>- Georgiou Offsite Disposals register from Mar 2023 to Mar 2024</li> <li>- BMD Stockpile register Rev 1, 21/2/24.</li> </ul>	
B182	The Applicant must obtain agreement from Council for the design of the waste storage area for each warehouse where the waste collection service will be provided by Council.	Site inspection 7/03/2024	The project is in construction. Waste facilities are yet to be designed.	Not Triggered
B183	The OEMP required under <b>Condition C5</b> must include measures for waste management in accordance with the waste hierarchy set out in the EPA's NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
<b>Construction and Operational Facilities</b>				
<b>Concrete Batching Plant</b>				
B184	<p>The concrete batching plants must comply with the following criteria:</p> <ul style="list-style-type: none"> <li>a) have a total production capacity less than 150 tonnes per day or 30,000 tonnes per year;</li> <li>b) only one concrete batching plant is to operate at any one time; and</li> <li>c) the first concrete batching plant must be disassembled immediately following commencement of operation of the second concrete batching plant.</li> </ul>	Site inspection 7/03/2024	There is no concrete batching.	Not Triggered
B185	<ul style="list-style-type: none"> <li>a) a drawing showing the location and layout of the two concrete batching plants including facilities for cementitious water treatment and connections to construction site water management and erosion and sediment control structures;</li> <li>b) mitigation, monitoring and management procedures specific to the concrete batching plants that would be implemented to minimise environmental and amenity impacts during both facility establishment and operation; and</li> </ul>	Site inspection 7/03/2024	There is no concrete batching.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	c) timeframes for establishment of each of the batching plants.			
<b>Crushing Plant</b>				
B186	The CEMP required under <b>Condition C2</b> must include mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts.	Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 17/12/2021 (Rev. 16)  Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R	Section 4.5 and 4.6 of the CNVMP.	Compliant
<b>Container Wash Down Facility</b>				
B187	The container wash down facility must: <ul style="list-style-type: none"> <li>a) include bunding to exclude wash area waste from the stormwater system;</li> <li>b) be designed and operated to avoid overspray from foams, detergents, mud or fugitive emissions outside wash down bays;</li> <li>c) include oily water separation, water treatment and recycling; and</li> <li>d) comply with Sydney Water trade waste requirements for discharge to the sewer.</li> </ul>	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
<b>Operation of Plant and Equipment</b>				
B188	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> <li>a) maintained in a proper and efficient condition; and</li> <li>b) operated in a proper and efficient manner.</li> </ul>	Georgiou Records: <ul style="list-style-type: none"> <li>- Beakon system</li> <li>- Service Record 27/9/23</li> <li>- Road Registration 06/01/24</li> <li>- Plant Risk Assessment 01/07/2020</li> <li>- PME_28584, dated 27/2/24</li> </ul> John Holland Records: <ul style="list-style-type: none"> <li>- aquipa system</li> <li>- MP pre acceptance register</li> <li>- MITD Plant and Equipment Register up to 12/2023</li> <li>- Light Vehicle Plant Pre-Acceptance Checklist, 6/10/23</li> <li>- VOC Register</li> </ul> BMD Records: <ul style="list-style-type: none"> <li>- Plant assessor system used</li> <li>- Pre-start checklist 19/12/2023 for Excavator 20 tonne</li> <li>- Last service 19/12/2023 for Excavator 20 tonne 00409E</li> <li>- Risk mgt report completed for Excavator 00409E, 6/3/24</li> <li>- Water Cart, risk assessment completed on 27/7/23</li> </ul> RCC Records: <ul style="list-style-type: none"> <li>- Hammertech system</li> <li>- Mobile Crane and Rigging accepted 5/10/23, Crane logbook</li> </ul>	Evidence demonstrates that the plant and equipment on site are checked and maintained. Operators are properly trained and ticketed.  Plant and equipment records provided by Georgiou, Vaughan, John Holland, BMD and RCC.  <b>Note: It was noted that some of the records provided by RCC were templates only, not the completed daily logbooks or daily plant pre-start records.</b>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- Service record, 500hrs service, 26/8/2023</li> <li>Vaughan</li> <li>- Plant Induction Form for Concrete Pump, 19/10/23</li> <li>- Pre-operational inspection for Oct 2023</li> <li>- Plant Induction Form for Earthmoving Equipment, Excavator 26/10/23</li> <li>- Plant Induction Form for 12T Smooth Drum Roller, Excavator 7/3/24</li> <li>- Plant Register (excel file)</li> </ul>		
<b>Bushfire Risk Management</b>				
B189	Bushfire asset protection zones must not be within the riparian corridor as defined in <b>Condition B2</b> other than within areas greater than 40m from top of bank as determined in accordance with condition B2 where evidence is provided to the satisfaction of the Planning Secretary that riparian vegetation, and any trees over 3 m in height, will be retained.	Bushfire Risk Management Plan, SIMTA, 17/03/21 (Rev. E)  Georgiou: Project induction, current to Feb 2024 & Online HSE system Beakon  John Holland: Site Specific Induction dated version 1.0 and Soteria system  Vaughan: project induction, site specific induction Rev. F  BMD: Induction presentation and Beakon system  RCC: Site Induction presentation, Woolworths Regional Distribution Centre Stage 2	The Bushfire Risk Management Plan identifies the location of the APZ (Figure 3-3). It is not within the riparian zone. Bushfire risk is communicated to the workforce through the site induction.  No issues identified by the auditees.	Compliant
B190	The entire site must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of the <i>Planning for Bush Fire Protection</i> (RFS, 2006) and the NSW Rural Fire Service's document <i>Standards for asset protection zones</i> .	Bushfire Risk Management Plan, SIMTA, 17/03/21 (Rev. E)  Georgiou: Project induction, current to Feb 2024 & Online HSE system Beakon  John Holland: Site Specific Induction dated version 1.0 and Soteria system  BMD: Induction presentation and Beakon system  Vaughan Buildpass – project induction, site specific induction Rev. F  RCC: Site Induction presentation, Woolworths Regional Distribution Centre Stage 2	Section 3.2.2 of the Bushfire Risk Management Plan identifies the IPA and requirements to be carried over into the operational landscape management plan.  Bushfire risk is communicated to the workforce. No issues identified by the auditees.  BMD: Induction presentation and Beakon system slide (100) on bushfires, some toolbox talks about surrounding fires.	Compliant
B191	An updated <b>Bushfire Risk Management Plan</b> must be prepared by a suitably qualified person(s) demonstrating that the bushfire asset protection zones can be contained wholly within the development area and that management of the inner protection zone will not impact on the proposed Biodiversity Offset Area. The Bushfire Risk Management Plan must be submitted to the Planning Secretary prior to construction of permanent built surface works.	Bushfire Risk Management Plan, SIMTA, 17/03/21 (Rev. E)  DPIE post approval portal lodgement, 18/12/19	The Bushfire Risk Management Plan identifies the location of the APZ and IPAs and they do not impact the Offset Area.  Bushfire risk is communicated to the workforce. No issues identified by the auditees.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B192	Public road access must comply with section 4.1.3(1) of <i>Planning for Bush Fire Protection</i> (RFS, 2006) except for the requirement for through-access.	Bushfire Risk Management Plan, SIMTA, 17/03/21 (Rev. E)	These designs are within Section 3 of the Bushfire Risk Management Plan.  Bushfire risk is communicated to the workforce. No issues identified by the auditees.	Compliant
B193	The provision of water, electricity and gas must comply with section 4.1.3 of <i>Planning for Bush Fire Protection</i> (RFS, 2006).	Bushfire Risk Management Plan, SIMTA, 17/03/21 (Rev. E)	These designs are within Section 3 of the Bushfire Risk Management Plan.  Bushfire risk is communicated to the workforce. No issues identified by the auditees.	Compliant
<b>Emergency Response</b>				
B194	Prior to the commencement of construction and operation, the Applicant must prepare an <b>Emergency Response Plan(s)</b> covering, but not limited to, flooding and bushfire. The Emergency Response Plan(s) must be consistent with <i>Australian Standard AS3745 2010 Planning for Emergencies in Facilities</i> and include details of: <ul style="list-style-type: none"> <li>a) assembly points and evacuation routes;</li> <li>b) evacuation and refuge protocols; and</li> <li>c) awareness training for employees and contractors.</li> </ul>	<p>Construction Emergency Response Plan, SIMTA, 29/06/21 (Rev. I)</p> <p>Georgiou:</p> <ul style="list-style-type: none"> <li>- Project induction, current to Feb 2024 &amp; Online HSE system Beakon</li> <li>- Toolbox in Beakon: snakes on site 2/24, dust – HR Polymer dust bowl 30/1/2024.</li> </ul> <p>BMD: Induction presentation and Beakon system</p> <p>Vaughan Buildpass – project induction, site specific induction Rev. F</p> <p>RCC:</p> <ul style="list-style-type: none"> <li>- Site Induction presentation, Woolworths Regional Distribution Centre Stage 2 emergency procedures slide 25-27.</li> <li>- 24/01/2024 and 31/1/24 (uploaded on 2/2/24) emergency drill was carried out.</li> <li>- Toolbox Talk, attendance record signed 31/1/24</li> </ul> <p>John Holland</p> <ul style="list-style-type: none"> <li>- Site Specific Induction dated version 1.0, emergency response diagram (8)</li> <li>- Emergency drill 6/3/2024 site evacuation.</li> </ul>	<p>The CERP was prepared and addresses the information from this condition. The ER confirms its adequacy.</p> <p>Drills have been conducted for MPW2 for a fire and for flooding, however the drill requirements are relevant to all types of events (including floods).</p> <p>Georgiou Project induction, current to Feb 2024 slide 48 emergency response (36), access (9), env (39, 40, 41), dustbowl haulage main gate (10) and VMP (12).</p> <p>BMD: Induction presentation and Beakon system slide (100) on bushfires, some toolbox talks about surrounding fires.</p> <p>Vaughan Buildpass – project induction, site specific induction Rev. F (traffic and vehicle mgt, site rules, waste mgt, sediment controls, emergency, etc.).</p> <p>John Holland Site Specific Induction dated version 1.0, emergency response diagram (8). Emergency drill was carried out on the 6/3/2024 site evacuation.</p> <p>RCC Site Induction presentation, Woolworths Regional Distribution Centre Stage 2 emergency procedures slide 25-27. Emergency drill was carried out 24/01/2024 and 31/1/24. Toolbox Talk, attendance record signed 31/1/24.</p>	Compliant
B195	The <b>Bushfire Emergency and Evacuation Management Plan</b> must: <ul style="list-style-type: none"> <li>i. be prepared by a suitably qualified and experienced person(s),</li> <li>ii. be consistent with the <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> (RFS, 2014); and</li> <li>iii. a copy of the Operational Bushfire Emergency Evacuation Management Plan must be submitted to the Planning Secretary, NSW Rural Fire Service, Council and the Certifying Authority prior to occupation.</li> </ul>	<p>Bushfire Risk Management Plan, SIMTA, 17/03/21 (Rev. E)</p> <p>DPIE post approval lodgement 24/04/20</p>	<p>The Bushfire Risk Management Plan was prepared in accordance with i and ii.</p> <p>It covers construction related aspects. An operational plan will be prepared and submitted prior to commencement of operations.</p>	Not Triggered
<b>Tenancy Activities</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B196	Prior to occupancy of any freight village or warehouse tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Planning Secretary demonstrating that the proposed activity complies with <b>Conditions A17</b> and <b>A20</b> .	Site inspection 7/03/2024 Post Approval Form for B196 submitted to the DPHI on the 17/4/2023	JN – Warehouse 6 has been occupied, sighted Post Approval submission for B196 on the 17/4/23.	Compliant
<b>Part C – Environmental Management, Reporting and Auditing</b>				
<b>Environmental Management</b>				
<b>Management Plan Requirements</b>				
C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>a) detailed baseline data;</li> <li>b) details of: <ul style="list-style-type: none"> <li>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>ii. any relevant limits or performance measures and criteria; and</li> <li>iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> <li>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>i. impacts and environmental performance of the development;</li> <li>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</li> <li>f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>ii. complaint;</li> <li>iii. failure to comply with statutory requirements;</li> </ul> </li> <li>h) roles and responsibilities for implementing the plan; and</li> <li>i) a protocol for periodic review of the plan.</li> </ul> <p><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R</p> <p>Construction Soil and Water Management Plan (SWMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev 18, 31/11/2021</p> <p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2, SIMTA, 14/09/2021, updated 7/2/24 Rev. P</p> <p>Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 17/12/2021, Rev 16b</p> <p>Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2, SIMTA, 2/12/2021, Rev N</p> <p>Acid Sulfate Soil Management Plan (ASSMP) Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank NSW, EP Risk, 30/01/2020</p> <p>Contamination Management Plan (CMP) Moorebank Precinct West, EP Risk, 30/07/20</p>	<p>The CEMP and associated sub-plans form a suite of documents that when combined address all the requirements of this condition.</p> <p>The Department approved the CEMP, the SWMP, the ASSMP, the CTAMP, the CNVMP, and the CMP prior to commencement of construction. Letters of approval from DPHI to SIMTA were recorded in previous audits. Sub-plans were submitted to the DPHI 17/12/2021 and approved on the 18/3/2022. Sighted approval letter from DPHI to Aspect dated 18/3/2021.</p> <p>CEMP was revised in December 2022 was submitted to DPHI on the 9/12/22. ER endorsement letter for CEMP – Rev. R, 2/12/2022 and sub-plans, letter dated 24/5/2022.</p> <p>CTAMP was updated 7/2/24 Rev. P. Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024. Aconex Ref. No. ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube so they issued it to the contractors.</p>	Compliant
<b>Construction Environmental Management Plan</b>				
C2	The Applicant must prepare a <b>Construction Environmental Management Plan (CEMP)</b> in accordance with the requirements of <b>condition C1</b> and submit it to the Planning Secretary for approval.	Letter DPIE to SIMTA, 23/01/20 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2, SIMTA, 14/01/20, 10/08/21 and 2/12/2021	The Department approved the CEMP on 23/01/20 and the updated CEMP in late 2021. CEMP was revised in December 2022 was submitted to DPHI on the 9/12/22. ER endorsement letter for CEMP – Rev. R, 2/12/2022 and sub-plans, letter dated 24/5/2022. CTAMP was updated 7/2/24 Rev. P. Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024. Aconex Ref. No. ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube so they issued it to the contractors.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C3	<p>As part of the CEMP required under <b>Condition C2</b> of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> <li>a) <b>Soil and Water Management Plan</b> (see <b>Condition B29</b>);</li> <li>b) <b>Acid Sulfate Soils Management Plan</b> (see <b>Condition B39</b>);</li> <li>c) <b>Construction Traffic and Access Management Plan</b> (see <b>Condition B113</b>);</li> <li>d) <b>Construction Noise and Vibration Management Plan</b> (see <b>Condition B134</b>);</li> <li>e) <b>Out-of-hours Work Protocol</b> (see <b>Condition B135(g)</b>);</li> <li>f) <b>Construction Flora and Fauna Management Plan</b> (see <b>Condition B154</b>); and</li> <li>g) <b>Unexpected Finds Protocol(s)</b> (see <b>Condition B175</b>).</li> </ul>	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R</p> <p>Construction Soil and Water Management Plan (SWMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev 18, 31/11/2021</p> <p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2, SIMTA, 14/09/2021, updated 7/2/24 Rev. P</p> <p>Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 17/12/2021, Rev 16b</p> <p>Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2, SIMTA, 2/12/2021, Rev N</p> <p>Acid Sulfate Soil Management Plan (ASSMP) Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank NSW, EP Risk, 30/01/2020</p> <p>Contamination Management Plan (CMP) Moorebank Precinct West, EP Risk, 30/07/20</p>	<p>Each of the documents listed were prepared in accordance with the conditions listed and approved by the Department prior to commencement of construction.</p> <p>CEMP was revised in December 2022 was submitted to DPHI on the 9/12/22. ER endorsement letter for CEMP – Rev. R, 2/12/2022 and sub-plans, letter dated 24/5/2022.</p> <p>CTAMP was updated 7/2/24 Rev. P. Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024. Aconex Ref. No. ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube so they issued it to the contractors.</p>	Compliant
C4	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>c) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</li> <li>d) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</li> </ul>	<p>Letter DPIE to SIMTA, 23/01/20</p> <p>Evidence referred to elsewhere in this Audit Table and Appendix B</p> <p>Interview with auditees 7-8/03/2024</p> <p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 2/12/2022 Rev. R</p> <p>Georgiou:</p> <ul style="list-style-type: none"> <li>- Beakon weekly inspection register (online).</li> <li>- Sitewide inspection on the 02/02/24</li> <li>- Post rain inspection: 18/1/24</li> </ul> <p>BMD:</p> <ul style="list-style-type: none"> <li>- Beakon system</li> <li>- Weekly inspection 23/2/24</li> <li>- Daily HSE inspection 7/2/24</li> <li>- Post rain event inspection, 19/10/23</li> <li>- Pre rain fall inspection 25/1/2024</li> </ul> <p>RCC:</p>	<p>The Department approved the CEMP on 23/01/2020. Construction commenced 02/12/20.</p> <p>CEMP was updated during December 2022, CEMP Rev. R dated 2/12/2022 approved by DPHI.</p> <p>Evidence indicates that construction is being carried out in accordance with the CEMP and Sub-plans. CEMP section 4.2.2 requires inspections to be carried out weekly by the contractors. Additionally, rainfall and pre-shutdown inspections are to be undertaken by the contractors and inspection report/log maintained. The following evidence was sighted:</p> <p>Georgiou: Beakon weekly inspection register (online). Sighted records in the system for:</p> <ul style="list-style-type: none"> <li>- Sitewide inspection on the 02/02/24</li> <li>- Post rain inspection: 18/1/24</li> </ul> <p>BMD: Beakon system, sighted:</p> <ul style="list-style-type: none"> <li>- Weekly inspection 23/2/24</li> <li>- Daily HSE inspection 7/2/24</li> <li>- Post rain event inspection, 19/10/23</li> <li>- Pre rain fall inspection 25/1/2024</li> </ul> <p>RCC: Hammertech inspection register (online) available, sighted:</p> <ul style="list-style-type: none"> <li>- 19/1/2024</li> <li>- 10/11/2023 post rain inspection</li> </ul>	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>- Hammertech inspection register (online)</p> <p>- 19/1/2024 inspection</p> <p>- 10/11/2023 post rain inspection</p> <p>John Holland:</p> <p>- Soteria system</p> <p>- Inspections No. 0040816, 29/1/24 (cover water, dust and ESC controls, etc).</p> <p>- Post rain event, 06 and Sediment Control Inspection Checklist 28/2/2024, 20/2/24, 15/2/24, 29/1/24, 22/12/23</p> <p>Vaughan site safety and environmental inspection report 4/3/24</p>	<p>John Holland: Soteria system sighted:</p> <ul style="list-style-type: none"> <li>- Inspections No. 0040816, 29/1/24 (cover water, dust and ESC controls, etc).</li> <li>- Post rain event, Erosion and Sediment Control Inspection Checklist 28/2/2024, 20/2/24, 15/2/24, 29/1/24, 22/12/23</li> </ul> <p>Vaughan site safety and environmental inspection report 4/3/24.</p> <p><b>Non-Compliant: During the audit period the following show causes, warning letter and penalty notice were issued by DPHI to Logos and Richard Crookes Constructions:</b></p> <ul style="list-style-type: none"> <li>• On 20/3/2023, DPHI issued a show cause against RCC (Janus North and Janus South). The show cause identified that RCC failed to carry out activities in accordance with the CEMP/sub-plans and did not implement proper erosion and sediment controls on site. On 30/3/2023, DPHI issued the second show cause against Janus South site. The show cause identified was related to a sediment laden discharge event that occurred between 21-22/02/2023. RCC provided responses to DPHI on 21/4/2023 and on 3/5/2023.</li> <li>• Warning letter from DPHI to Logos for breach on Condition C4 dated 29/5/2023.</li> <li>• Penalty Notice (PIN) from the DPHI was issued to RCC on the 18/07/2023 for offence against section 4.2 of the EPA Act 1979 and condition C4 of the SSD 7709. The PIN was issue as a result of the site inspections conducted by DPHI on the 28/2/2023 and 20/4/2023 identifying major deficiencies on the erosion and sediment controls implemented on site by RCC.</li> </ul> <p><b>Observation: Western Ring Road adjacent to Vaughan site requiring cleaning and sweeping to prevent mud tracking. However, it was indicated that material was not tracked off the construction site boundary.</b></p>	
<b>Operational Environmental Management Plan</b>				
C5	The Applicant must prepare an <b>Operational Environmental Management Plan (OEMP)</b> in accordance with the requirements of <b>condition C1</b> and submit it to the Planning Secretary for approval.	Interview with auditees 20/03/2023	The project is currently in the construction phase.	Not Triggered
C6	<p>As part of the OEMP required under <b>Condition C5</b> of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> <li>a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</li> <li>b) describe the procedures that would be implemented to: <ul style="list-style-type: none"> <li>i. keep the local community and relevant agencies informed about the operation and environmental performance of the development;</li> <li>ii. receive, handle, respond to, and record complaints;</li> <li>iii. resolve any disputes that may arise;</li> <li>iv. respond to any non-compliance;</li> <li>v. respond to emergencies; and</li> </ul> </li> <li>c) include the following environmental management plans:</li> </ul>	Interview with auditees 20/03/2023	The project is currently in the construction phase.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>i. <b>Operational Traffic and Access Management Plan</b> (see <b>Condition B118</b>);</li> <li>ii. <b>Stormwater Infrastructure Operation and Maintenance Plan</b> (see <b>Condition B36</b>);</li> <li>iii. <b>Stormwater Quality Monitoring Program</b> (see <b>Condition B38</b>);</li> <li>iv. <b>Landscape Vegetation Management Plan</b> (see <b>Condition B82</b>);</li> <li>v. <b>Operational Traffic and Access Management Plan</b> (see <b>Condition B118</b>);</li> <li>vi. <b>Operational Noise Management Plan</b> (see <b>Condition B136</b>); and</li> <li>vii. <b>Operational Flora and Fauna Management Plan</b> (see <b>Condition B160</b>).</li> </ul>			
C7	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence operation until the OEMP is approved by the Planning Secretary; and</li> <li>b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).</li> </ul>	Interview with auditees 20/03/2023	The project is currently in the construction phase.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
C8	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of an incident report under Condition C10;</li> <li>b) the submission of an Independent Audit under Condition C17;</li> <li>c) the approval of any modification of the conditions of this consent; or</li> <li>d) the issue of a direction of the Planning Secretary under Condition A3(b) which requires a review,</li> </ul> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	<p>Independent Audit IA3, WolfPeak, 5/5/2023</p> <p>Modification 3 (MOD-3) 25/10/2022 from Willow Tree Planning</p> <p>CEMP was revised 2/12/2022 Rev. R</p> <p>ER endorsement letter for CEM Rev. R, dated 24/5/2022</p>	<ul style="list-style-type: none"> <li>a) No incidents under SSD 7709 were reported.</li> <li>b) The third Independent Audit was completed on 5/5/2023 and submitted to DPPI on 16/5/2023</li> <li>c) No Modifications in the current period. Mod-3 dated 25/10/2022 was submitted by Willow Tree Planning to the DPPI.</li> <li>d) It is understood that there have been no directions have been received by the Department relating to reviews.</li> </ul> <p>CEMP was revised 2/12/2022 Rev. R (Appendix C – Environmental Control Maps). ER endorsement letter for CEMP – Rev. R, 2/12/2022 and sub-plans, letter dated 24/5/2022.</p>	Compliant
C9	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><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>	<p>Interview with auditees 20/03/2023</p> <p>Monthly meeting minutes 13/12/2022</p> <p>Submission of CEMP on the 9/12/22 and 11/12/2022.</p>	<p>CEMP was revised in December 2022 and submitted to DPPI on the 9/12/22.</p> <p>Sighted monthly meeting minutes 13/12/2022 with attendance of DPPI, Aspect (Representing Logos and Qube) indicating that MPWS2 CEMP was submitted on the 9/12/22 and 11/12/2022.</p>	Compliant
<b>Reporting and Auditing</b>				
<b>Incident Notification, Reporting and Response</b>				
C10	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development) and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in <b>Appendix 3</b>.</p>	Interview with auditees 7-8/03/2024	No notifiable incidents under SSD 7709 during the audit period.	Not Triggered
<b>Non-Compliance Notification</b>				
C11	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.</p>	<p>Interview with auditees 7-8/03/2024</p> <p>Warning letter from DPPI re. breach on Condition B32, 24/08/2022</p> <p>Email from Aspect to DPPI 20/2/2023 re. self-reporting potential non-compliance on condition B125</p>	<p>During the audit period the following non-compliances were identified against SSD 7709 and therefore recorded as non-compliances in this audit:</p> <p><b>B32</b></p> <p>On 18/12/2023 Aspect (as Logos representative) notified the Department of a potential non-compliance against Condition B32 - CPESC Reports for August, September and October 2023 were not uploaded to the DPE</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Potential Non-Compliance Notification from Aspect to DPHI, 18/12/2023</p> <p>DPHI Show cause against the INTS/Lot 12, 19/5/2023</p> <p>Martinus Rail response to DPHI, 24/5/2023 re. sediment tracking</p> <p>DPHI Warning letter to Martinus Rail. 29/5/2023 against condition C4</p>	<p>portal with on month of inspection date. Additionally, no inspection of RCC construction area for November 2023 was carried out.</p> <p><b>C4</b></p> <p>On 19/5/2023, the DPHI issued a show cause against the INTS/Lot 12. The show cause identified that Martinus Rail had failed to carry out activities in accordance with the relevant CEMP/subplans and did not have adequate controls in place to prevent or minimise sediment tracking from the INTS. Martinus Rail provided responses to DPHI on 24/5/2023 identifying immediate actions were undertaken and proper control measures were implemented on site to minimise sediment tracking from the site. On 29/5/2023, DPHI issued a warning letter to Martinus Rail.</p>	
C12	<p>A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p>	<p>Interview with auditees 7-8/03/2024</p> <p>Warning letter from DPHI re. breach on Condition B32, 24/08/2022</p> <p>Email from Aspect to DPHI 20/2/2023 re. self-reporting potential non-compliance on condition B125</p> <p>Potential Non-Compliance Notification from Aspect to DPHI, 18/12/2023</p>	<p><b>B32</b></p> <p>On 18/12/2023 Aspect (as Logos representative) notified the Department of a potential non-compliance against Condition B32 - CPESC Reports for August, September and October 2023 were not uploaded to the Department's portal with on month of inspection date. Additionally, no inspection of RCC construction area for November 2023 was carried out. Non-compliance notification for B32 was compliant.</p>	Compliant
C13	<p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<p>Interview with auditees 7-8/03/2024</p>	<p>No notifiable incidents during this audit period.</p>	Not Triggered
<b>Compliance Reporting</b>				
C14	<p>No later than six weeks before the date notified for the commencement of construction and operation, a <b>Construction Compliance Monitoring and Reporting Program</b> and <b>Operational Compliance Monitoring and Reporting Program</b> respectively, prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p><b>Compliance Reports</b> of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>Compliance Monitoring and Reporting Program, SIMTA, 15/01/20</p> <p>Moorebank Precinct West (SSD 7709) Stage 2: Construction Compliance Report - #4, June 2022 to Nov 2022, 11/01/2023</p> <p>DPHI post approval portal lodgement, 1/2/2023 (lodgement of CCR4 to Department and notification of publication).</p> <p>Notification to DPHI was done 1/2/2023 indicating that CCR4 will be published in May 2022.</p> <p>Notification to Certifier CCR4 24/3/2023</p> <p>Moorebank Precinct West (SSD 7709) Stage 2: Construction Compliance Report - #5, Dec 2022 to May 2023, 11/08/2023</p> <p>CC5 submission to DPHI, 30/8/2023</p> <p>Notification of publication of CCR5 to DPHI, 15/9/2023 CCR5</p> <p>Notification to Certifier CCR5 15/9/2023</p>	<p>The CMRP and first CCR were prepared in accordance with the Departments CRPAR and submitted to the Department as per the specified timeframes. Both are available on the Project website.</p> <p>Evidence was presented for the following reports which were prepared, submitted and notified for publication in accordance with the condition. All the CCRs are available on the project website.</p> <ul style="list-style-type: none"> <li>- CCR4: June 2022 to November 2022, dated 11/01/2023. Lodgement of CCR4 to DPHI and notification of publication 1/2/2023. Notification to Certifier for CCR4 24/3/2023.</li> <li>- CCR5: December 2022 to May 2023, dated 11/8/2023. Lodgement of CCR5 to DPHI 30/8/2023 and notification of publication 15/9/2023. Notification to the Certifier for CC5 15/9/2023.</li> <li>- CC6 is currently being finalised.</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C15	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Site inspection 7/03/2024	The project is currently in the construction phase.	Not Triggered
<b>Independent Environmental Audit</b>				
C16	No later one month before the date notified for the commencement of construction and operation, an <b>Independent Audit Program</b> prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Moorebank Park West Stage 2 – SSD 7709 Independent Audit Program, Rev 2, WolfPeak, 18/11/19  Email Certifier to SIMTA, 10/02/20 (Audit Program)  Post Approval Portal Snapshot 21/02/20	The Audit Program was prepared in accordance with the IAPAR. Evidence shows that it was submitted to the Certifier and DPIE prior to construction.	Compliant
C17	Independent Audits of the development must be carried out in accordance with:  a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C16 of this consent; and  b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Letter WolfPeak to Aspect 20/12/2022 request for additional auditors  Letter DPIE to Aspect, 30/01/2023 approval of additional auditors  Independent Audit Report Moorebank Intermodal Precinct West Stage 2 – SSD 7709, WolfPeak, 5/5/2023	Additional auditors for MPWS2 were approved on 30/01/2023. WolfPeak letter dated 20/12/2022.  This audit was conducted in accordance with the IAPAR and the Audit Program.  The Department did not provide any comment on the third Independent Audit Report.	Compliant
C18	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:  a) review and respond to each Independent Audit Report prepared under <b>Condition C17</b> of this consent;  b) submit the response to the Department and the Certifying Authority; and  c) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.	Independent Audit Report Moorebank Intermodal Precinct West Stage 2 – SSD 7709, WolfPeak, 5/5/2023  Aspect Response to Audit Report Moorebank Intermodal Precinct West Stage 2 – SSD 7709, 16/5/2023  Submission of the IA3 – 17/5/2023 submission to the Certifier  Submission of the IA3 – 16/5/2023 submission to the DPHI  Letter dated 16/5/2023 from Aspect to DPHI notifying audit report (IA3) and response to report will be published in the project website.	The third Audit Report (IA3) and the Applicant response was provided to the identified stakeholders. Publication was notified.  Both the Audit Report and the Applicant Response to Audit Report (IA3) were sighted in the Project website.	Compliant
C19	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection 10/03/2023	The project is currently in the construction phase.	Not Triggered
<b>Monitoring and Environmental Audits</b>				
C20	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&amp;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 Monitoring Reports from Eurofins for RCC for:  - March 2023 dated 16/4/2023  - May 2023, dated 23/06/2023  - June 2023, dated 14/07/2023  Dust Deposition results - Certificate of Analysis from ALS for Georgiou Group, 13/4/2023, 10/7/2023, 9/8/2023,	The monitoring reports and records sighted (dust, noise, asbestos, water), indicate that the relevant and current standards are being applied and quality assurance / quality control processes are being implemented.  The third audit have been conducted in accordance with ISO 19011 and the IAPAR.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		8/9/2023, 17/10/2023, 6/11/2023, 8/12/2023 and 28/12/2023  Independent Audit Report Moorebank Intermodal Precinct West Stage 2 – SSD 7709, WolfPeak, 5/5/2023		
<b>Access to Information</b>				
C21	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>i. the documents referred to in Condition A3 of this consent and the final, approved revised Development Layout Drawings, Stormwater Design Drawings, Landscape Drawings and Architectural Drawings for the development;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>iv. the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</li> <li>v. minutes of CCC meetings;</li> <li>vi. regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</li> <li>vii. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>viii. a summary of the current stage and progress of the development;</li> <li>ix. contact details to enquire about the development or to make a complaint;</li> <li>x. a complaints register, updated monthly;</li> <li>xi. the Compliance Reporting of the development;</li> <li>xii. audit reports prepared as part of any Independent Audit of the development and the Applicant’s response to the recommendations in any audit report;</li> <li>xiii. any other matter required by the Planning Secretary; and</li> </ul> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p><a href="https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/">https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/</a></p> <p><a href="https://moorebankintermodalprecinct.com.au/community/news/">https://moorebankintermodalprecinct.com.au/community/news/</a></p> <p><a href="https://moorebankintermodalprecinct.com.au/community/">https://moorebankintermodalprecinct.com.au/community/</a></p> <p><a href="https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/">https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/</a></p> <p>Complaints Register, current to Feb 2024</p> <p>Compliance Report CCR #5 (Dec 2022 to May 2023), 11/8/2023</p> <p>IA3 audit report 5/5/2023</p> <p>Applicant Response to IA3 published, 28/6/23</p>	<p>The Project website contains:</p> <ul style="list-style-type: none"> <li>a)i) The EIS, and associated information including the approved drawings and plans.</li> <li>a)ii) The SSD and EPBC Act approval:</li> <li>a)iii) Each of the approved strategies plans and programs (CCS, CEMP and sub-plans, LTEMP, CMP).</li> <li>a)iv) There is no staging</li> <li>a)v) Minutes of the CCC meetings</li> <li>a)vi) and vii) CCR is posted (#5 Dec 2022 to May 2023). Summary of monitoring results (annual) for 2022 published.</li> <li>a)viii) Project works updates</li> <li>a)ix) Contact details</li> <li>a)x) Complaints register (under project-wide documents)</li> <li>a)xi) Compliance Reports posted, sighted CCR #5 (Dec 2022 to May 2023)</li> <li>a)xii) IA3 audit report and Applicant Response published (28/6/23)</li> <li>a)xiii) It is understood there have been no other directions from the Department</li> <li>b) The information appears to be up to date.</li> </ul>	Compliant



## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

Department of Planning and Environment

Aspect Environmental Pty Ltd  
SUITE 117 25-27 Solent Circuit  
Norwest Business Park  
Baulkham Hills NSW 2153

30/01/2023

Attention: [REDACTED] Director

Dear Mr [REDACTED]

#### **Moorebank Precinct West Stage 2 – SSD-7709 Additional IEA team member nomination**

I refer to your request (**SSD-7709-PA-193**) for the Planning Secretary to approval the inclusion of additional auditors to the audit team from WolfPeak Pty Ltd (**WolfPeak**) that was previously approved on 17 April 2020 to undertake the 2020 Independent Environmental Audit for Moorebank Precinct West Stage 2 (**project**) pursuant to SSD 7709 (**Consent**).

The Department of Planning and Environment (**department**) has reviewed the additional nominations and information you have provided and is satisfied that the additional experts are suitably qualified, independent and experienced.

Consequently, the department supports the inclusion of [REDACTED] and [REDACTED] as Lead Environmental Auditors to the approved audit team from WolfPeak to undertake the 2023 audit and prepare the audit report.

The department also notes the request to remove [REDACTED] and [REDACTED] from the approved audit team.

In accordance with Conditions C16 to C19 of the Consent and the Independent Audit Post Approval Requirements (Department 2018) (**IAPAR**), as nominee of the Planning Secretary, I approve the appointment of the following audit team from WolfPeak to undertake independent environmental audit:

- [REDACTED] - Auditor/Alternate Lead Auditor
- [REDACTED] - Auditor/Alternate Lead Auditor
- [REDACTED] Auditor/Alternate Lead Auditor

Please ensure this correspondence is appended to the Independent Environmental Audit Report. The Independent Environmental Audit must be prepared, undertaken and finalised in



Department of Planning and Environment



accordance with Conditions C16 to C19 and the IAPAR. Failure to meet these requirements will require revision and resubmission.

The department reserves the right to request an alternate auditor or audit team for future audits. Further, the department note that some of the Exemplar Global certifications for the above auditors will expire before the final audit for this project has been completed. Please note that this approval of the above audit team is conditional upon them maintaining certification as a lead or principal auditor with a relevant industry body.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact [REDACTED] on [REDACTED] or [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely



**Team Leader Compliance Metro**  
As nominee of the Planning Secretary



## APPENDIX C – CONSULTATION RECORDS

## Consultation with DPHI

**From:** [REDACTED]  
**Sent:** Tuesday, 5 March 2024 10:58 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Moorebank Intermodal Precinct West - Stage 2 - Independent Audit No.4

---

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi [REDACTED]

Thank you for contacting me and consulting with NSW Planning in accordance with Section 3.2 of the IAPAR.

I do not have any other key issues I would like you to examine during your audit of SSD 7709 that are not already captured by Section 3.3 of the IAPAR.

If you have not already done so, please consult with the NSW EPA and local Council.

Kind regards,

[REDACTED]  
**Senior Compliance Officer**

Planning & Assessment | Department of Planning, Housing and Infrastructure  
T 02 8837 6395 | [REDACTED]  
Locked Bag 5022 | PARRAMATTA NSW 2124  
[www.dpie.nsw.gov.au](http://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](mailto:compliance@planning.nsw.gov.au).*



## **Consultation with EPA**

**From:** [Environment Line](#)

**Sent:** Tuesday, 5 March 2024 2:24 PM

**To:**

**Subject:**

[REDACTED]  
RE: Moorebank Intermodal Precinct West - Stage  
2 - Independent Audit No.4 [  
ref:!00D7F06iTix.!500GA01SoPGo:ref ]

---

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

Good afternoon [REDACTED]

Thank you for your email. I have referred your inquiry to the EPA Planning Team who will assist you.

[REDACTED]  
Environment Line

NSW EPA  
T 131 555 E info@epa.nsw.gov.au  
www.epa.nsw.gov.au/

---



**From:** [REDACTED]

**Sent:** Tuesday, 5 March 2024 12:33 PM

**To:** [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au); [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)

**Cc:** [REDACTED]

**Subject:** Moorebank Intermodal Precinct West - Stage 2 - Independent Audit No.4

---

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on Moorebank Intermodal Precinct West – Stage 2, SSD 7709 (the Project).

I am currently preparing to undertake the fourth Independent Audit (IA4) of the Project. The audit is required to be conducted in accordance with SSD7709 conditions C17, 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-2>

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 site audit is planned to take place on the **7 of March 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.

I look 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

---





## Consultation with LCC

From: [REDACTED]  
Sent: Thursday, 14 March 2024 11:18 AM  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: RE: Moorebank Intermodal Precinct West - Stage 2 - Independent Audit No.4 2018/1073




---

Hi [REDACTED]

Nothing additional beyond the various conditions of consent stipulated by DPHI.

Kind regards,

[REDACTED]  
Coordinator Strategic Planning

**LIVERPOOL CITY COUNCIL** [REDACTED]  
Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia  
   [www.liverpool.nsw.gov.au](http://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**

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



**From:** [REDACTED]  
**Sent:** Tuesday, 5 March 2024 12:30 PM  
**To:** [LCC](#)  
**Cc:** [REDACTED]  
**Subject:** Moorebank Intermodal Precinct West - Stage 2 - Independent Audit No.4

---

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on Moorebank Intermodal Precinct West – Stage 2, SSD 7709 (the Project).

I am currently preparing to undertake the fourth Independent Audit (IA4) of the Project. The audit is required to be conducted in accordance with SSD7709 conditions C17, 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-2>

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 site audit is planned to take place on the **7 of March 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 this audit that are not already called up by the scope in Section 3.3 of the IAPAR.

I look 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

---



## APPENDIX D – ATTENDANCE SHEET



### INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>		MPW2 - SSD 7709		
<b>LOCATION:</b>		400 Moorebank Avenue, Moorebank		
<b>DATE/TIME (Opening Meeting):</b>		7/3/24 9:30am	<b>DATE/TIME (Closing Meeting):</b>	8/3/24 5:30pm
<b>Lead Auditor:</b>		[REDACTED]	<b>Audit Scope:</b>	SSD 7709
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
[REDACTED]	Lead ENV. Auditor	wolfPeak	[REDACTED]	[REDACTED]
[REDACTED]	Associate Director	Aspect	[REDACTED]	✓
[REDACTED]	CONSULTANT	Aspect Environment	[REDACTED]	✓
[REDACTED]	Environmental Manager	BMD	[REDACTED]	-
[REDACTED]	Environmental Adviser	BMD	[REDACTED]	-
[REDACTED]	Enviro Rep JHG/RARE		[REDACTED]	-
[REDACTED]	Enviro Rep JHG	JHG	[REDACTED]	-
[REDACTED]	ENVIRO MANAGER	GEORGION	[REDACTED]	-
[REDACTED]	Enviro Adviser	Georgion	[REDACTED]	-
[REDACTED]	Contract Admin	Vaughan Construction	[REDACTED]	-





### INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>		MPW2 - SSD 7709					
<b>LOCATION:</b>		400 Moorebank Avenue, Moorebank					
<b>DATE/TIME (Opening Meeting):</b>		7/3/24 9:30am		<b>DATE/TIME (Closing Meeting):</b>		8/3/24 5:30pm	
<b>Lead Auditor:</b>		[REDACTED]		<b>Audit Scope:</b>		SSD 7709	
<b>NAME</b>		<b>POSITION / TITLE</b>		<b>ORGANISATION</b>		<b>SIGNATURE</b>	
						<b>Opening Meeting</b>	<b>Closing Meeting</b>
[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]	-
							-








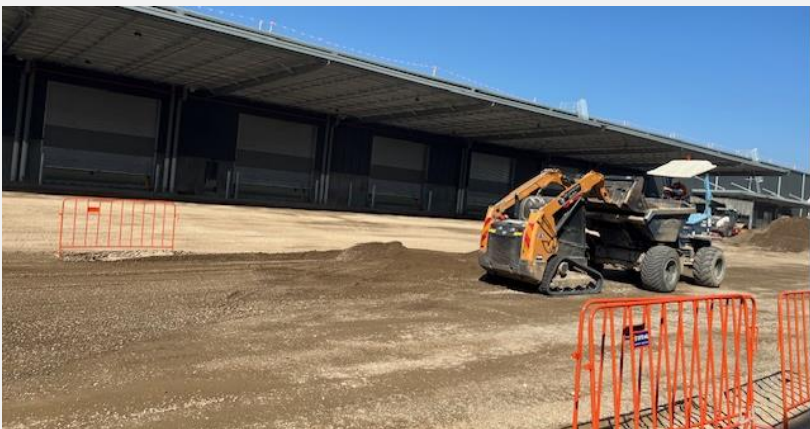


## APPENDIX E – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	<p><b>BMD</b></p> <p>Construction pedestrian access and fence</p>	
2	<p><b>BMD</b></p> <p>Moorebank Ave free of mud and dust</p>	




No.	Comment	Photograph
3	<p><b>BMD</b></p> <p>On-going works, stockpiles maintained</p>	
4	<p><b>BMD</b></p> <p>Asphalt works near completion at Chatham Ave</p>	
5	<p><b>BMD</b></p> <p>Batter in place with demarcation</p>	



No.	Comment	Photograph
6	<p><b>BMD</b></p> <p>Basin maintained with suitable demarcation</p>	
7	<p><b>BMD</b></p> <p>Water cart in use for dust management</p>	
8	<p><b>Vaughan</b></p> <p>Warehouse 1 completed and stabilising works about to start</p>	

No.	Comment	Photograph
9	<p><b>Vaughan</b></p> <p>Earthworks in progress</p>	
10	<p><b>Vaughan</b></p> <p>Warehouse 1 completed and sealed</p>	
11	<p><b>Vaughan</b></p> <p>Warehouse 5 completed</p>	




No.	Comment	Photograph
12	<p><b>Vaughan</b></p> <p>Earthworks in progress</p>	
13	<p><b>Vaughan</b></p> <p>Basin in Warehouse 1 in place to capture any water</p>	
14	<p><b>Vaughan</b></p> <p>Construction fence and silt fence maintained</p>	

No.	Comment	Photograph
15	<p><b>Vaughan</b></p> <p>Ruble grid in place and road stabilised. Construction demarcation installed to separate plant from people.</p>	
16	<p><b>Vaughan</b></p> <p>Western Ring Road requires cleaning and sweeping</p>	
17	<p><b>RCC</b></p> <p>Warehouse 5 and carpark area completed</p>	








No.	Comment	Photograph
18	<b>RCC</b> Stormwater drain protection installed	
19	<b>RCC</b> Landscaping works completed	
20		
21	<b>RCC</b> Woolworths Warehouse 6 completed	

No.	Comment	Photograph
22	<p><b>RCC</b></p> <p>Warehouse 5 automatization and commissioning works in progress</p>	
23	<p><b>John Holland</b></p> <p>Pavement and asphalt works in progress</p>	
24	<p><b>John Holland</b></p> <p>Stormwater works in progress</p>	

No.	Comment	Photograph
25	<p><b>John Holland</b></p> <p>Hoarding along the site in place</p> <p>Polymer has been added to the batter</p> <p>Swale with jute mesh</p>	
26	<p><b>Georgiou</b></p> <p>Stockpiles maintained</p>	
27	<p><b>Georgiou</b></p> <p>Water cart in use to maintained stockpiles.</p>	



No.	Comment	Photograph
28	<p><b>Georgiou</b></p> <p>Excess ballast maintained. Asbestos area demarcated.</p>	
29	<p><b>Georgiou</b></p> <p>View from the Platform. Area stabilised</p>	
30	<p><b>Georgiou</b></p> <p>View from the Platform. Noise wall in place along the western ring road.</p>	

No.	Comment	Photograph
31	<p>Outlet structure (OSD 5) in place for the discharge of site stormwater drainage to the Georges River and Anzac Creek</p>	
32	<p>Outlet structure (OSD 8) in place for the discharge of site stormwater drainage to the Georges River and Anzac Creek</p>	



No.	Comment	Photograph
33	Seeded Enviroblanket	
34	Seeded Enviroblanket	



## APPENDIX F – DECLARATION FORM

## Declaration of Independence - Auditor

Project Name:	Moorebank Precinct West Stage 2
Consent Number:	SSD 7709
Description of Project:	<ul style="list-style-type: none"> <li>• Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum</li> <li>• Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility</li> <li>• Intersection upgrades on Moorebank Avenue</li> <li>• Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site.</li> <li>• Construction works and temporary ancillary facilities.</li> </ul>
Project Address:	Moorebank Avenue, Moorebank Lot 1 DP 1197707, Lot 100 DP 1049508, Lot 101 DP 1049508, Lot 2 DP 1197707, Part Lot 3 DP 1197707, Part Anzac Road and Moorebank Avenue public road reserves
Proponent:	Sydney Intermodal Terminal Alliance (SIMTA) as LOGOS
Title of audit	Independent Audit No 4
Date:	14 April 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 2018)*;
- 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 Master of Engineering Management [REDACTED]
Company:	WolfPeak Pty Ltd