

# Summary of Monitoring Results

Moorebank Intermodal Precinct- West Stage 2 and  
Stage 3

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## Moorebank Intermodal Precinct– West Stage 2 and Stage 3

SSD 7709 and SSD 10431

Stage 2 and Stage 3: Summary of Monitoring Results 2023

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## Acronyms and Definitions

Acronym / Term	Meaning
CFFMP	Construction Flora and Fauna Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CPESC	Certified Professional in Erosion and Sediment Control
CCC	Community Consultative Committee
CoC	Conditions of Consent
CSWMP	Construction Soil and Water Management Plan
EM	Environmental Manager
EPL	Environment Protection Licence
ESC	Erosion and Sediment Control
IPC	NSW Independent Planning Commission (formerly the NSW Planning Assessment Commission)
MIP	Moorebank Intermodal Precinct (formerly Moorebank Logistics Park)
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
PFOA	Perfluorooctanoic acid
PFHxS	Perfluorohexane sulphonate
PFOS	Perfluorooctane sulphonate
SSD	State significant development
TSS	Total suspended solids

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Table of Contents

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Acronyms and Definitions .....3

**List of Tables .....4**

**List of Figures.....4**

1. Introduction .....5

**1.1. Moorebank Intermodal Precinct .....5**

**1.2. MPW Stage 2 development .....5**

**1.3. MPW Stage 3 development .....6**

**1.4. Purpose and scope.....8**

2. Environmental Performance.....9

**2.1. Air quality .....9**

**2.2. Water quality .....10**

**2.3. Noise and vibration .....12**

**2.4. Traffic.....13**

**2.5. Biodiversity .....14**

**2.6. Heritage .....16**

**2.7. Community engagement.....16**

**2.8. Community complaints .....16**

3. Non-Compliances .....17

4. Statement of Compliance.....19

**List of Tables**

Table 2-1 Air quality monitoring results 9

Table 2-2 Water quality monitoring results 10

Table 2-3 Noise and vibration monitoring results 12

Table 2-4 Traffic monitoring results 13

Table 2-5 Biodiversity monitoring results 14

Table 3-1 Non-compliances identified during the reporting period for SSD 7709 17

**List of Figures**

Figure 1-2: MPW Stage 2 and Stage 3 development layout 7

## 1. Introduction

This Summary of Monitoring Results Report (this Report) for Moorebank Precinct West (MPW) Stage 2 and Stage 3 has been prepared by Aspect Environmental Pty Limited on behalf of LOGOS for the reporting period January 2023 to December 2023 inclusive. This Report has been prepared in accordance with condition of consent (CoC) C21 of the MPW Stage 2 State significant development (SSD) 7709 development consent dated 11 November 2019, as modified and CoC A38 of the MPW Stage 3 SSD 10431 development consent dated 11 May 2021.

### 1.1. Moorebank Intermodal Precinct

The Moorebank Precinct East (MPE) and MPW are being developed into the Moorebank Intermodal Precinct (MIP). When completed, the MIP will move 1.55 million shipping containers annually by rail instead of road between Port Botany and Moorebank. MIP will also feature Australia's largest purpose-built warehouse and distribution precinct, serviced by the latest automated technology which will see driverless shuttle carriers collect and transport containers around the precinct to be processed, unpacked and stored on site or distributed in smaller consignments.

Construction activities are underway for both the MPW and MPE developments. Operational activities are progressively being commenced across MPE.

### 1.2. MPW Stage 2 development

Consent for the construction and operation of the MPW Stage 2 (SSD 7709) development was issued by the Independent Planning Commission (IPC) on 11 November 2019, being the second stage of development under the MPW Concept Approval (SSD 5066, as modified).

SSD 7709 has been subject to the following modifications:

- MPW Stage 2 Modification 1 (SSD 7709- Mod 1), approved on 24 December 2020 by IPC
- MPW Stage 2 Modification 2 (SSD 7709- Mod 2), approved on 30 September 2021 by IPC.

The SSD 7709 development consent (as modified) enables:

- construction and operation of a multi-purpose intermodal terminal facility including rail link connection
- construction and operation of a warehousing estate and freight village
- intersection upgrades on the Moorebank Avenue at Anzac Road and Bapaume Road in western Sydney
- construction and operation of on-site detention basins bioretention/ biofiltration systems and trunk stormwater drainage for the entire site
- construction of temporary ancillary facilities.

Construction activities as part of the MPW Stage 2 development commenced in December 2020.

### 1.3. MPW Stage 3 development

Consent for subdivision and construction of the MPW Stage 3 (SSD 10431) development was issued by IPC on 11 May 2021.

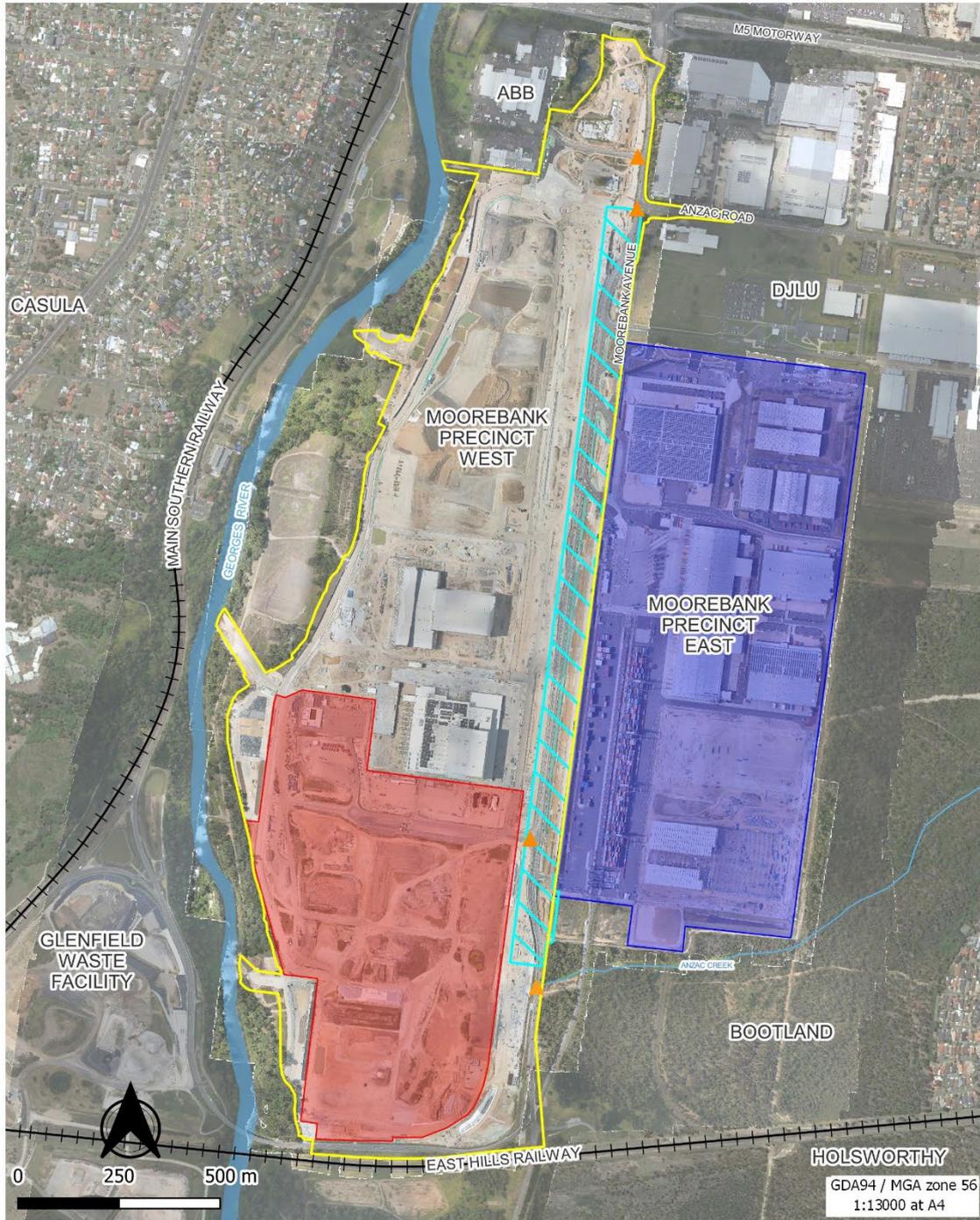
The MPW Stage 3 development involves:

- progressive subdivision of the MPW development into nine allotments
- importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion
- establishment of a temporary works compound area in the southern portion of the MPW development
- ancillary development.

The MPW Stage 3 development is located wholly within the MPW Stage 2 construction footprint in the southern portion of the site (Figure 1-2). Construction activities commenced in November 2021.

Environmental monitoring, reporting and compliance reporting for the MPW Stage 2 and MPW Stage 3 developments was completed in accordance with development consent requirements. Compliance reports are available on the project website (<https://moorebankintermodalprecinct.com.au/>).

Figure 1-1: MPW Stage 2 and Stage 3 development layout



**LEGEND**

- MPW Stage 2 construction area
- MPW Stage 3 project boundary
- MPE site
- Moorebank Avenue Upgrade Works
- ▲ Site access
- Watercourse

LOGOS



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#### 1.4. Purpose and scope

This Report has been prepared to address:

- CoC C21 of the MPW Stage 2 SSD 7709 development consent that requires:

*At least 48 hours before the commencement of construction until the completion of all works under this consent the Applicant must:*

*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;*

*vii. A comprehensive summary of the monitoring results of the development, reported in accordance with the specification in any conditions of this consent, or any approved plans and programs.*

- CoC A38 of the MPW Stage 3 SSD 10431 development consent that requires:

*At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:*

*iv. Regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;*

*v. A comprehensive summary of the monitoring results of the development, reported in accordance with the specification in any conditions of this consent, or any approved plans and programs.*

This Report satisfies the requirements of CoC C21(a)(vi) and (vii) of SSD 7709 and CoC A38 (a)(iv) and (v) of SSD 10431 by providing a summary of the environmental monitoring completed under CoC C20 (SSD 7709) and CoC A37 (SSD 10431):

*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.*

## 2. Environmental Performance

This section provides a summary of the monitoring results and associated environmental outcomes for the reported period, against the requirements of the relevant statutory requirements, limits or performance measures/criteria and requirements of any plan or program required under the SSD 7709 and SSD 10431 development consents.

### 2.1. Air quality

Table 2-1 provides the air quality requirements defined by the CoC and results for the reporting period.

Table 2-1 Air quality monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Compliance Monitoring:		
Must ensure dust generated by the development do not cause exceedance of the following criteria at private property not associated with the development:	CoC B46 (SSD 7709) CoC C17 (SSD 10431)	Deposited dust levels were reported monthly. No exceedances were recorded for either the 2g/m <sup>2</sup> /month maximum increase in deposited dust level or 4g/m <sup>2</sup> /month maximum deposited dust level during the reporting period.
<ul style="list-style-type: none"> <li>a) 2g/m<sup>2</sup>/month maximum increase in deposited dust level; and</li> <li>b) 4g/m<sup>2</sup>/month maximum deposited dust level.</li> </ul>	MPW dust deposition gauges (DDG)	

## 2.2. Water quality

Table 2-2 provides the water quality requirements defined by both the Environment Protection Licence 21054 (EPL) and the Construction Soil and Water Management Plan (CSWMP) and results for the reporting period.

Table 2-2 Water quality monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
<p><b>EPL 21054 discharge criteria:</b></p> <ul style="list-style-type: none"> <li>pH: 6.5-8.5</li> <li>Turbidity &lt;25 Nephelometric Turbidity unit</li> <li>TSS &lt;50 mg/L</li> <li>Perfluorooctane sulphonate (PFOS) 0.13 µg/L</li> <li>Perfluorohexane sulphonat (PFHxS) 2 µg/L</li> <li>Perfluorooctanoic acid (PFOA) 10 µg/L</li> <li>PFOS and PFHxS total 2 µg/L</li> </ul>	<p>For each monitoring/discharge point or utilisation area specified in EPL L2.4 Table.</p>	<p>The required water quality monitoring was completed for all controlled water discharge events.</p> <p>Uncontrolled water discharge occurred during the reporting period due to high rainfall events exceeding EPL site specifications and were reported to the EPA as required.</p> <p>All discharge point data and laboratory results were reported in the EPL Monitoring Report and are available on the project website (<a href="https://moorebankintermodalprecinct.com.au/">https://moorebankintermodalprecinct.com.au/</a>).</p>
<p>Water discharge performance:</p> <ul style="list-style-type: none"> <li>Rainfall data</li> <li>Water quality data</li> <li>Dates of rainfall</li> <li>Dates of sampling, results</li> <li>Dates of release</li> </ul>	<p>Section 3.6 CSWMP</p>	<p>Site registers were maintained to include weather conditions and water quality monitoring results. Where EPL water quality criteria were achieved, water was reused onsite for dust mitigation, irrigation within grassy areas or was discharged in accordance with the EPL.</p>

## Summary of Monitoring Results Moorebank Intermodal Precinct- West Stage 2 and Stage 3

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
<p>Site inspection of every sediment control device includes:</p> <ul style="list-style-type: none"> <li>• Condition and maintenance requirements of each sediment control device</li> <li>• Volume of sediment removed from each sediment retention system where applicable</li> <li>• Sediment disposal location.</li> </ul>	<p>Section 3.6 CSWMP: Weekly and post rainfall event monitoring</p>	<p>In accordance with CoC B32 (SSD 7709), monthly site inspections were undertaken by an independent Certified Professional in Erosion and Sediment Control (CPESC), approved by Department of Planning, Housing and Infrastructure (DPHI) to report on the implementation of the CSWMP and provide improvement recommendations. Erosion and Sediment Control (ESC) inspections were also conducted pre and post rain events and weekly to verify controls were in place and effective.</p> <p>CPESC reports, weekly and post rainfall event monitoring, identified maintenance requirements and improvements, which were actioned and closed out.</p> <p>Notification of a potential non-compliance was provided to DPHI on 18/12/2023 against CoC B32. The notification identified that the following monthly CPESC reports for Richard Crookes Construction were not uploaded to the DPHI portal within one month of the inspection date:</p> <ul style="list-style-type: none"> <li>- August 2023</li> <li>- September 2023</li> <li>- October 2023.</li> </ul> <p>The identified CPESC reports were submitted to DPHI on 14/12/2023 and 12/10/2023.</p>

## 2.3. Noise and vibration

Table 2-3 provides noise and vibration monitoring requirements defined by the Construction Noise and Vibration Management Plan (CNVMP) and results for the reporting period.

Table 2-3 Noise and vibration monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Construction noise and vibration management levels	Section 4.3 CNVMP Monthly monitoring reports	Results of noise and vibration monitoring were summarised in monthly reports. No non-conformances were identified during the reporting period.
Continuous vibration monitoring for construction works within 100m of the relevant ABB building.	Sections 4.4.6.1 CNVMP	Not triggered for the reporting period.
Continuous vibration monitoring construction works within 100m of Kitchener House.	Sections 4.4.6.1 CNVMP	Vibration monitoring was conducted and showed no impact to Kitchener House.
Attended noise measurements within 28 days of significant equipment arriving on site to establish the actual noise levels and to confirm that the operating levels comply with table 30 CNVMP.	Sections 5.1.1 CNVMP	Sound power levels for new significant equipment arriving onsite was measured. Results were within the criteria identified for the equipment type in Table 30 CNVMP- Typical Construction Plant Sound Levels, dB(A).
Attended community noise monitoring	Sections 5.1.2 CNVMP	One noise complaint was recorded for the reporting period. A community member complained about noise at night-time from a west facing wall (towards the precinct). The project team investigated the complaint and found no works that could have caused any

## Summary of Monitoring Results Moorebank Intermodal Precinct- West Stage 2 and Stage 3

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
		excessive night-time noises described by the complainant had been undertaken within the precinct during night-time hours at the time of complaint. The complaint was closed.

### 2.4. Traffic

Table 2-4 provides traffic monitoring requirements defined by the Construction Traffic and Access Management Plan (CTAMP) and results for the reporting period.

Table 2-4 Traffic monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Monitoring incident/complaints for:		One traffic complaint was received during the reporting period.
<ul style="list-style-type: none"> <li>Road Safety</li> <li>Network efficiency</li> <li>Heavy vehicle route plan</li> <li>Access and parking arrangement</li> <li>Traffic on Moorebank Avenue during peak period</li> </ul>	<ul style="list-style-type: none"> <li>Section 4-1 CTAMP</li> <li>Bi-monthly Complaints Register</li> <li>Incident Register</li> <li>Contractor Vehicle Tracking Report</li> </ul>	<p>A road user made a complaint about traffic congestion at the intersection of Moorebank Avenue and Anzac Road during peak morning and evening hours. The complainant stated that the congestion is attributed to an auto-sensor system on Anzac Road that causes delays for road users traveling on Moorebank Avenue. The Project team advised the complainant that these traffic signals are controlled by Transport of New South Wales. The complainant was advised to raise their concern with Transport of New South Wales. The complaint was closed.</p>

## Summary of Monitoring Results Moorebank Intermodal Precinct- West Stage 2 and Stage 3

### 2.5. Biodiversity

Table 2-5 provides biodiversity monitoring requirements defined by the Construction Flora and Fauna Management Plan (CFFMP) and Koala Management Plan and the results for the reporting period.

Table 2-5 Biodiversity monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Nest box monitoring in compliance with Nest Box Monitoring Strategy - Annually during spring	Section 3.2.4 CFFMP/ CoC D21(d)(ii)(b) and Revised Environmental Mitigation Measures 6AA under MPW Concept Plan development consent (SSD 5066)	Annual nest box monitoring was conducted in spring as part of the 2023 nest box monitoring survey.
Inspect the delineation of “NO-GO” areas to ensure that the clearing boundary is intact and clearly visible. Inspect areas immediately adjoining the clearing boundary to ensure no material stockpiling, plant or equipment storage is located within a “NO-GO” area.	Section 4 CFFMP Daily monitoring by Site Supervisor	Daily site inspections were conducted. No non-conformances were identified during the reporting period.
Inspection of sediment control measures (sediment fencing) to ensure all measures are intact and functioning properly, to avoid indirect impacts on adjoining areas.	Section 4 CFFMP Weekly, and as soon as practical following rainfall monitoring by Contractor’s Environmental Manager (EM)/ Site Supervisor	Weekly and wet weather inspections were completed. Basins and swales were found to be operating effectively.
Inspection of cleared and disturbed areas, to confirm that appropriate stabilisation measures have been implemented. Inspection of cleared and disturbed areas, to identify the presence of establishing weeds.	Section 4 CFFMP Weekly monitoring by Contractor’s EM	Weekly inspections were conducted. Minor weed outbreaks on soil stockpiles and other locations around site were recorded. Weeds were treated and removed. Long term soil stockpiles were recorded as stable.

## Summary of Monitoring Results Moorebank Intermodal Precinct- West Stage 2 and Stage 3

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Inspect Project site to determine weeds, vermin and pest species are not present in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.	Section 4 CFFMP No less than every three months monitoring by Contractor's EM	Regular inspections were completed. Noxious and priority weeds were identified and treated. No vermin or pest species were identified.
Inspection of macroinvertebrate communities undertaken upstream and downstream of the proposed impact at the Georges River Bridge and reference locations to assist identification of any changes in aquatic communities.	Section 4 CFFMP Prior to, during and following construction monitoring by Contractor's EM	Flora and fauna monitoring was conducted in 2023 including inspection of macroinvertebrate communities results indicating an overall stability in aquatic health.
Monitoring Bootland and Moorebank Offset	Section 9.1 Koala Management Plan	Flora and fauna monitoring was conducted in 2023 including offset site monitoring and results were reported in the annual flora and fauna monitoring report.
Habitat monitoring	Section 9.1.3 Koala Management Plan	Flora and fauna monitoring was conducted in 2023 including habitat assessment and results were reported in the annual flora and fauna monitoring report.

## 2.6. Heritage

No unexpected finds were identified in the reporting period.

## 2.7. Community engagement

The following community engagement activities were completed during the reporting period:

- The project website (<https://moorebankintermodalprecinct.com.au/>) was updated with relevant project documentation, including the Construction Environmental Management Plan, associated sub-plans and monitoring results.
- Complaints and enquiries were managed via an independent contractor and details were recorded in a community complaint register, which is available on the Project website.
- Three newsletters were published during the reporting period, in May, August and December 2023. The newsletter was posted to residents and uploaded to the Project website.
- The Community Consultative Committee (CCC) met on three occasions (February, May and December 2023). The CCC meetings cover the entire MIP and meeting minutes are publicly available on the Project website.

## 2.8. Community complaints

A summary of the community complaints received, and the actions completed are available on the Project website (<https://moorebankintermodalprecinct.com.au/>).

### 3. Non-Compliances

The independent audit report for 2023 (Wolfpeak 2023) identified nine non-compliances, which included non-compliances previously notified to the Department. These non-compliances have been detailed in Table 3-1 with their proposed or completed actions and current status.

Table 3-1 Non-compliances identified during the reporting period for SSD 7709

COC Ref	Detail	Proposed or Completed Actions	Status
A3	Based on non-compliant conditions identified in independent audit 3 report (Wolfpeak 2023), 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 are considered non-compliant.	Proponent to address all of the non-compliances recorded during the Independent audit for 2024.	OPEN
A26	The Structural Design Certification (which includes the products and systems proposed for use in the construction of external walls and claddings) from Costin Roe Consulting dated 3 May 2022 was provided to the Department on the 13 December 2022, which is more than 7 days after the Certifier accept it.	The Proponent submitted the Structural Design Documentation (for the products and systems proposed for use in the construction of external walls and claddings) to the Department on the 13 December 2022.	CLOSED
B32	CPESC report for April 2022 was submitted on 20 June 2022 (2.5 months after the inspection was carried out).  A breach notice on condition B32 was issued from the Department on the 24 August 2022 regarding late submission of CPESC report for April 2022.	The identified CPESC reports have now been submitted. No response has been received from DPHI regarding the notification at this time.	CLOSED
B125	During independent audit 3 report (Wolf Peak 2023), 2 notifications from the Department were received against condition B125, therefore this condition has been recorded as non-compliant.	Recommended that RCC retrain its workforce and introduce a hold point to approve any Out of Hours Works (OOHW).	OPEN

COC Ref	Detail	Proposed or Completed Actions	Status
	<p>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 conducted works outside of the approved construction hours and not following the OOHW protocol as per condition B172e.</p> <p>Response from the Department is yet to be received.</p>		
B127	<p>Richard Crookes Construction (RCC) contractor carried out helicopter operation works outside of standard working hours on the 12 November 2022 at Warehouse 6. The work activities did not follow the OOHW protocol.</p>	<p>Recommended that RCC retrain its workforce and introduce a hold point to approve any OOHW.</p>	OPEN
B171	<p>A non-compliance was identified on the 7 September 2022, as the Proponent did not submit the Site Audit Report and Site Audit Statement to the Department upon completion of importation and placement of fill and prior to construction of permanent built surface works on the Western Ring Road.</p> <p>The Department issued a warning letter for breach against Condition B171 on the 14 February 2023. The Department determined that no formal action was warranted under the circumstances.</p>	<p>Proponent submitted the SAS, SAR and associated documentation for the Western Ring Road to the Department on the 27 September 2022.</p>	CLOSED
C4	<p>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 record available of</p>	<p>RCC to undertake site inspections on a weekly basis and immediately following rainfall events in excess of 10mm in</p>	OPEN

COC Ref	Detail	Proposed or Completed Actions	Status
	completed site inspection following a rain event on the 23 February 2023 by RCC Contractor.	any 24-hour period and record them as per the CEMP and sub-plan requirements.	
C11	<p>The non-compliance identified on the 7 September 2022 against condition B171 was not notified to the Department within seven days after the applicant became aware of it.</p> <p>Note: The applicant indicated that the Compliance Report No.4 (June 2022 to November 2022, dated 11/01/2023) included the non-compliance and that was how the project reported this non-compliance in that instance.</p>	The Proponent notified the Department after the required timeframe via submission of Compliance Report No. 4. Refer finding for B171 in relation to the Department’s response to the non-compliance.	CLOSED
C12	The non-compliance identified on the 7 September 2022 on condition B171 was not notified to the Department in accordance with condition C12.	The Proponent notified the Department after the required timeframe via submission of Compliance Report No. 4. Refer finding for B171 in relation to the Department’s response to the non-compliance.	CLOSED

#### 4. Statement of Compliance

This Report was prepared in accordance with the CoC C20 (SSD 7709) and CoC A37 (SSD 10431) and the reporting requirements under approved plans and programs.

The Report addresses the requirements of CoC C21(a) (vi) and (vii) (SSD 7709) and CoC A38 (a)(iv) and (v) (SSD 10431).

Additional details regarding the environmental performance of the MPW Stage 2 and MPW Stage 3 developments are available in the compliance reports in accordance with CoC C14 (SSD 7709) and CoC A47-A49 (SSD 10431), which are available on the Project website (<https://moorebankintermodalprecinct.com.au/>).