

# CONSTRUCTION COMPLIANCE REPORT #8

June 2024 – November 2024

Moorebank Precinct West Stage 2– SSD 7709

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## Construction Compliance Report – #08

June 2024 – November 2024

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<b>Date</b>	11/06/2025	

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## Acronyms

Acronym	Meaning
CCR	Construction compliance report
CEMP	Construction Environmental Management Plan
CoC	Condition(s) of Consent
CRPAR	Compliance Reporting Post Approval Requirements
DPHI	Department of Planning, Housing and Infrastructure
INTS	Interstate Terminal
ISRA	Interstate Rail Access
MAAI	Moorebank Avenue- Anzac Road Intersection
MIP	Moorebank Intermodal Precinct
MOD	Modification
MoNDC	Moorebank National Distribution Centre
MoRDC	Moorebank Regional Distribution Centre
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
OSD	On-site detention
SSD	State significant development
SSFL	Southern Sydney Freight Line
TEU	Twenty-foot equivalent units

## 1. Introduction

This six-monthly construction compliance report (CCR) has been prepared to meet the requirements of the Moorebank Precinct West (MPW) Stage 2 (State significant development (SSD) 7709) development consent, specifically condition of consent (CoC) C14. The compliance reporting period is from June 2024 to November 2024.

### 1.1 Development Ownership

In 2022, LOGOS joined ESR Group and since 2024 operate under the ESR Australia and New Zealand (ESR) business. The applicant/ approval holder entity remains unchanged at this stage until further notice and references to LOGOS and LOGOS authored documents and/or plans may continue and remains relevant where LOGOS and ESR are used interchangeably.

### 1.2 Moorebank Intermodal Precinct Overview

The MPW development and Moorebank Precinct East (MPE) development are being undertaken as the Moorebank Intermodal Precinct (MIP), operated by ESR Australia & NZ (formerly LOGOS). When completed, the MIP will move 1.55 million shipping containers annually. It 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.

### 1.3 The MPW Stage 2 Development

Consent for the MPW Stage 2 (SSD 7709) development was issued by the Independent Planning Commission on 11 November 2019. The MPW Stage 2 development involves the construction and operation of a multi-purpose intermodal terminal (IMT) facility, rail link connection, warehousing, freight village, and upgrades to the Moorebank Avenue and Anzac Road intersection.

SSD 7709 has been subject to the following modifications:

- MPW Stage 2 Modification 1 (SSD-7709-Mod-1), approved on 24 December 2020 – changes to operational footprint and warehouse building heights.
- MPW Stage 2 Modification 2 (SSD-7709-Mod-2), approved on 30 September 2021 – adjustment of construction conditions to align with actual works needs.
- MPW Stage 2 Modification 3 (SSD-7709-Mod-3), approved 22 July 2024 – changes to the quantities and classes of dangerous goods that can be stored in Warehouse JR and JN and change in Applicant.

The key components of the development are:

- Construction and 24/7 operation of an intermodal terminal facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum, including:
  - a rail terminal with seven rail sidings
  - 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 refuelling 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 MPE development.
- 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 of 215,000m<sup>2</sup> and, for each warehouse, associated offices, staff amenities, hardstands and truck and light vehicle parking
  - 800m<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 (OSD) basins, bioretention/biofiltration systems and trunk stormwater drainage for the entire site.
- Construction works and temporary ancillary facilities, including:
  - vegetation clearing, topsoil stripping and stockpiling and site earthworks and temporary OSD
  - importation of up to 1,600,000m<sup>3</sup> of uncompacted fill, temporary stockpiling and placement over the entire site to raise existing ground levels by up to 3m
  - 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.

#### **1.4 Site Location**

The MPW Stage 2 development is located on Moorebank Avenue, in the Liverpool local government area in New South Wales, approximately 27km south-west of the Sydney central business district and approximately 26km west of Port Botany.




The site is generally described as the land immediately to the west of Moorebank Avenue and to the north of the East Hills passenger rail line, South of the M5 and east of the Georges River.

The development location and the indicative site layout areas are shown in Figure 1-1.



Figure 1-1 MPW Stage 2 development location and layout



<b>LEGEND</b>			
MPW Stage 2 Construction Boundary	OSD	Site Access	  
MPW Stage 2 Operational Boundary	Pavement	Rail Link	
Moorebank Precinct East Area	Internal Road	Existing Railway	
MPW Stage 3 Construction Boundary	Warehouse		
Conservation Area (Biobank site)	Watercourse		

### 1.5 Key development contacts

The contact details for key personnel across the development have been provided in Table 1-1 below.

Table 1-1 Contact details of key personnel

Role	Organisation	Name	Contact details
Principal Developers Representative	ESR	[REDACTED]	[REDACTED] [REDACTED]
Principal's Environmental Representative	Aspect Environmental	[REDACTED]	[REDACTED] [REDACTED]
Terminal	Qube Logistics	[REDACTED]	[REDACTED] [REDACTED]
Site Superintendent – Substation Works	J. Wyndham Prince	[REDACTED]	[REDACTED] [REDACTED]
Delivery Manager – Project Moorebank National Distribution Centre (MoNDC) & Moorebank Regional Distribution Centre (MoRDC)	Tactical Group	[REDACTED]	[REDACTED] [REDACTED]
Facility Manager Moorebank National Distribution Centre (9MoNDC) & Moorebank Regional Distribution Centre (MoRDC)	Primary Connect	[REDACTED]	[REDACTED] [REDACTED]
Contractor's WHS Officer (Environmental Contact) – Project MoRDC	Mainbrace	[REDACTED]	[REDACTED] [REDACTED]
Contractor's Environmental Coordinator – Project Moorebank Avenue-Anzac Road Intersection (MAAI) and MAUW upgrade	BMD Constructions	[REDACTED]	[REDACTED] [REDACTED]

Role	Organisation	Name	Contact details
Senior Project Manager	Tactical Group	[REDACTED]	[REDACTED] [REDACTED]
INTS/ ISRA Project Manager	Rail Planning Infrastructure	[REDACTED]	[REDACTED] [REDACTED]
NSW EPA Accredited Contaminated Land Site Auditor (ASA)	Enviroview	[REDACTED]	[REDACTED] [REDACTED]
Project Manager Substation works	Vaughan Civil	[REDACTED]	[REDACTED] [REDACTED]
Safety and Environment Manager Substation works	Vaughan Civil	[REDACTED]	[REDACTED] [REDACTED]
Environmental Representative – MPW Stage 2	Pitt & Sherry	[REDACTED]	[REDACTED] [REDACTED]
Alternate Environmental Representative	Pitt & Sherry	[REDACTED]	[REDACTED] [REDACTED]

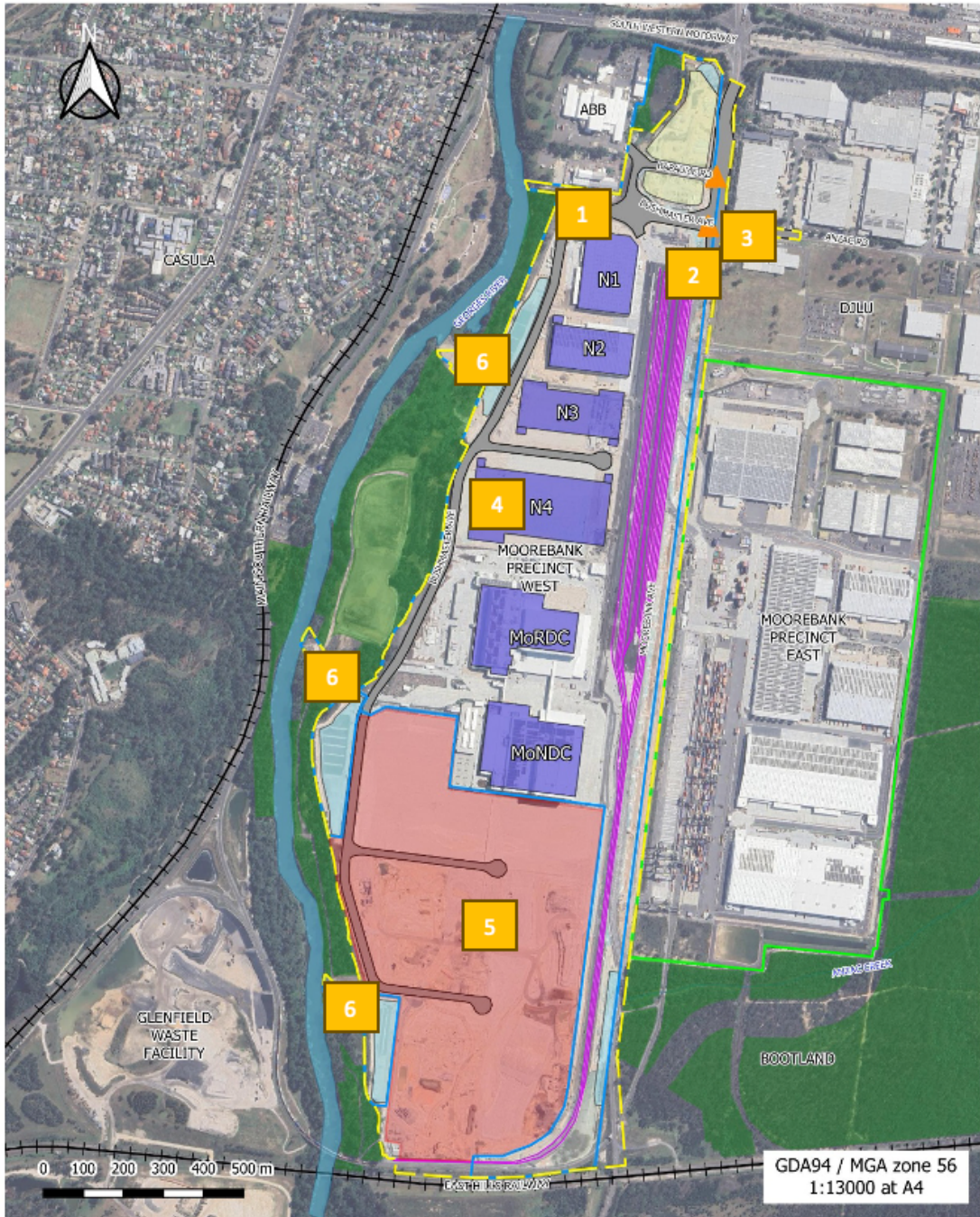
## 1.6 Works Undertaken June 2024 – November 2024

The following construction works have been undertaken during the reporting period:

1. Installation of underground conduits, concrete pours and the receipt and installation of switch rooms for 11kV.
2. Installation of stormwater and electrical utilities.
3. Anzac intersection road works including traffic light modifications, pavement laying and road alignment changes.
4. Completion of stormwater installation within Warehouse 4.
5. Progressive fill works in southern warehouses.
6. Completion of onsite detention basin access roads.

The general location of the above works is depicted in Figure 1-2.

Figure 1-2 Work activities undertaken during the reporting period



LEGEND	
MPW Stage 2 Construction Boundary	OSD
MPW Stage 2 Operational Boundary	Pavement
Moorebank Precinct East Area	Internal Road
MPW Stage 3 Construction Boundary	Warehouse
Conservation Area(Biobank site)	Watercourse
Site Access	Rail Link
Existing Railway	

## 1.7 Scope and Purpose

This CCR outlines the compliance status of the MPW Stage 2 development against the relevant SSD 7709 CoC and has been prepared in accordance with the Compliance Monitoring and Reporting Program (CMRP) required by CoC C14. The CMRP was issued to Department of Planning Housing and Infrastructure (DPHI) for information on 20 January 2020. Revision H of the CMRP (dated 18 November 2024) was approved by DPHI on 12 December 2024.

This CCR has been prepared in accordance with Section 2.1 of Department of Planning and Environment's CRPAR 2018, as required by CoC C14.

The structure of the CCR is:

- **Section 1 - Introduction:** Provides a brief overview of the MPW development, a brief summary of the MPW Stage 2 works and the works undertaken during the reporting period and the scope and purpose of this report.
- **Section 2 - Development Compliance:** This includes detail for any environmental incidents and non-compliances, internal and external audit results, progress against previous compliance report actions and response to any complaints or enquiries.
- **Section 3 - Compliance Summary:** Provides a summary of the compliance considerations included in this report and compliance performance of the development.

Appendix A contains the compliance tracking table against the SSD 7709 CoC.

Appendix B contains the compliance tracking table against the applicable FCMMs.

## 1.8 Methodology for Data Collection

This CCR has been prepared with input from Georgiou, Tactical, BMD Construction, J. Wyndham Prince (JWP), CARAS and ESR, in accordance with the CMRP requirements.

This report integrates information collated from regular compliance activities, such as progress meetings, inspections, client surveillance and monitoring undertaken in accordance with the relevant Construction Environmental Management Plan (CEMP) and sub-plans.

## 2. Development Compliance

### 2.1 Previous Actions

#### 2.1.1 Construction Compliance Report #6

No non-compliances remained open from the previous construction compliance report (CCR #7, 17 October 2024).

#### 2.1.2 DPHI Notifications

On the 4 June 2024 DPHI issued a warning letter to the MPW S2 CPESC under Condition B32. The warning letter identified that CPESC reports between August and October 2023 were not submitted in a timely matter. The non-compliance that this Warning Letter refers to was captured by CCR #6 and CCR #7. As such the issue of the warning letter within the reporting period has not impacted the compliance status of this condition within the current report and has instead been included for completeness of reporting.

On the 6 December 2024, a notice to furnish information and records was received from DPHI regarding dust emissions observed on site on 25 November 2024 (INV-78353209). The notice to furnish was responded to on the 11 December 2024. Although the notice was received outside of the scope of the current report, DPHI's on site observations were made within the reporting period and have consequently been included for completeness.

### 2.2 Independent Environmental Audit

No independent audits were undertaken for construction activities during the reporting period.

### 2.3 Environmental Incidents

No reportable environmental incidents have occurred during the reporting period.

### 2.4 Conditions of Consent

Compliance against the CoC is outlined in Appendix A. The status of each compliance requirement during the reporting period is recorded using the descriptors prescribed by the CRPAR (DPHI, 2018). These are provided in Table 2-1.

Table 2-1 Compliance status descriptors (CRPAR 2018)

Status	Description
<b>Compliant</b>	The proponent has collected sufficient verifiable evidence to demonstrate all elements of the requirement have been complied with.
<b>Non-compliant</b>	The proponent has identified a non-compliance with one or more elements of the requirement.
<b>Not triggered</b>	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

## 2.5 Non-Compliance

Six non-compliances were identified during the reporting period. The current status of each non-compliance is provided in Table 2-2.

Table 2-2 Non-compliances identified by CCR 8

CoC Ref	Type	Detail	Proposed or Completed Action	Status
A3	Non-compliance	Non-compliances have been recorded against other CoC within this CCR, resulting in a subsequent non-compliance with CoC A3(a).	All non-compliances identified by this CCR have been addressed.	Closed.
A7	Non-compliance	Notification of a non-compliance was provided to DPHI on 18/11/2024 against CoC A7 for importing material without classifying the material as either VENM or ENM.	The material was removed from the compound after the non-compliance was identified.	Closed.
B32	Non-compliance	Previous correspondence received from DPHI has identified the need to submit CPESC reports within one month of the inspection date. The August report (ref 19018-INSP-RPT-0-240806) has not been submitted within required timeframe.	The August CPESC report was submitted on the 16 September 2024. All other reports submitted during the reporting period were submitted in accordance with required timeframes.	Closed.
B46	Non-compliance	Exceedances of dust criteria were recorded during the reporting period at the MPW S2 monitoring location.	Contractors reminded of dust mitigation measures required to be implemented. No observations relating to dust management were made by the ER during site inspection on the 19 December 2024.	Closed



CoC Ref	Type	Detail	Proposed or Completed Action	Status
B153	Non-compliance	<p>During the reporting period the MPW S2 Environmental Representative identified that sections of the biobanking area had not been delineated with flagging along the western boundary as required by the MPW S2 Construction Flora and Fauna Management Plan.</p> <p>This non-compliance also represents a non-compliance with FCMM 4C which requires that vegetation exclusion zones be marked on the ground using high visibility fencing (such as barrier mesh).</p>	Flagging has been reinstated along the western boundary.	Closed
C4	Non-compliance	<p>A non-compliance against CoC C4 during the reporting period was identified as a result of the non-compliance identified against CoC B153 for issues identified with implementation of the CFFMP. As the matter against CoC B153 has now been closed, the non-compliance against CoC C4 is also closed.</p>	Flagging has been reinstated along the western boundary.	Closed

## 2.6 Complaints Management

Complaints and enquiries are managed in accordance with the Community Communication Strategy (Rev K, 18 November 2024 ).

Two community complaints were received during the reporting period. The details of these and the subsequent responses are recorded in the community complaints register, which is maintained across the entire MIP, including the MPW Stage 2 development.

Complaints received are not always attributable to a specific precinct within the MIP. The complaint details provided in the complaints register do not distinguish between the different development consents active within the MIP. Consequently, due to the nature of some complaints, attribution to a particular site may not be possible, resulting in duplication within compliance reporting documentation.

provided. All complaints are considered closed.

Table 2-3 summarises the nature of the complaints and the response provided. All complaints are considered closed.

Table 2-3 Summary of complaints received during the reporting period

Date	Complaint Type	Summary	Response
13/09/2024	Follow up	Dissatisfaction with outcome of pushbike accident complaint resolution (see CCR #7). Concern with safety of designated bike route.	Update sent to stakeholder regarding outcome of investigation. Work completed to standard and no claim received. This complaint has been closed.
24/10/2024	Traffic	Concerned with traffic layout of Anzac Road causing traffic build up. Request for an additional right turn lane.	Stakeholder advised there is insufficient width to have two right turn lanes. This complaint has been closed.

### **3. Compliance Summary**

At the completion of this compliance reporting period, it has been deemed that works have generally been undertaken in compliance with the CoC and approved CEMP and sub-plans.

Periodic review of compliance against the CoC will continue to be undertaken.

## 4. Compliance Report Declaration

<b>Project Name</b>	Moorebank Intermodal Precinct– MPW Stage 2
<b>Project Application Number</b>	SSD 7709
<b>Description of Project</b>	<p>Construction and 24/7 operation of the following:</p> <ul style="list-style-type: none"> <li>- an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum; and</li> <li>- a warehousing estate (six warehouses with a total gross floor area of 215,000m<sup>2</sup>, a freight village and associated infrastructure) on the northern part of the site servicing the IMT facility.</li> </ul> <p>Along with intersection upgrades on Moorebank Avenue, stormwater infrastructure for the entire site, construction works and temporary ancillary facilities.</p>
<b>Project Address</b>	Moorebank Avenue, Moorebank
<b>Proponent</b>	The Trust Company Limited (ACN 004 027 749)
<b>Title of Compliance Report</b>	Six-Monthly Construction Compliance Report #8
<b>Date</b>	11/06/2025

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- 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) 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
- 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).

<b>Name of Authorised Reporting Officer</b>	[REDACTED]
<b>Title</b>	[REDACTED]
<b>Signature</b>	[REDACTED]
<b>Qualification</b>	[REDACTED]
<b>Company</b>	Aspect Environmental Pty Limited
<b>Company Address</b>	[REDACTED]

## Appendix A – SSD 7709 Compliance Tracking Table

Approval (ID)	Condition	Timing	Monitoring methodology	Evidence and Comments	Compliance Status
<b>Compliance Requirement</b>					
<b>Part A Administrative</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.	At all times	Daily site observations and weekly site inspections against an environmental checklist reviewing integrity of environmental mitigation controls.  Incorporation of environmental awareness into site induction procedures and toolbox talks.  Review of incident and near miss reports for preventative action and opportunities for improvement.	All environmental management plans and strategies.	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.	Construction and operation	Confirm reference to requirements of Conditions of Consent (CoC) in the CEMP (legal requirements register/aspects-impacts register, training, communications and records) and relevant site-specific visitor and workplace inductions, awareness sessions and toolbox talks.  Review training/induction/toolbox talk content records.  Interview site staff to confirm understanding of their relevant role/responsibility and awareness of compliance obligations.	This condition is addressed in the CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020.  The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.	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; (d) in accordance with the modification application SSD-7709-Mod-3 and supporting documentation; and (e) in accordance with the management and mitigation measures in Appendix 2.	At all times	Conduct internal audits.  Independent audits.  Compliance monitoring matrix.	Non-compliances have been recorded against CoC within this construction compliance report, resulting in a subsequent non-compliance against CoC A3(a).	Non-Compliant
A4	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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 (b) the implementation	At all times	Review of any directions issued by the Secretary.	No written directions to the Applicant have been made by the Secretary during the reporting period.	Not Triggered
A5	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 Conditions A3(c) – (d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Conditions A3(c) – (d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. 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	At all times	For reference.	Noted.	Not Triggered
<b>Limits of Consent</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.	At all times	Confirm commencement of development under the consent within 5 years of the date of consent.	DPHI were notified of the commencement of construction (via email) on 10 February 2020. The consent was granted on 11 November 2019. The consent has not lapsed.	Compliant
A7	Only VENM, ENM, or other imported fill material approved in writing by Environment Protection Authority (EPA) is to be placed on the site.	At all times	Confirm classification of materials to be brought to site has been undertaken prior to transport to site and certification is provided relevant to all material obtained.  Confirm any approval for materials other than VENM or ENM.	Requirement is included within section 3.4 of the CSWMP. The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020.  The revised CSWMP (rev 18, 30 November 2021, Costin Roe) was approved by DPHI on 18 March 2022 and is currently being implemented.  On the 26/07/2024 a potential non-compliance was identified with CoC A7 regarding a contractor bringing material to site prior to classification. Notification of the potential non-compliance was submitted to DPHI on the 01/08/2024.	Non-Compliant
A8	The total volume of uncompacted fill to be imported must not exceed 1,600,000 m3.	At all times	Confirm records of volume and type of fill are maintained.	Requirement is included within section 3.4 of the CSWMP. The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020.  The revised CSWMP (rev 18, 30 November 2021, Costin Roe) was approved by DPHI on 18 March 2022 and is currently being implemented.  The total volume of uncompacted fill has not exceeded 1,600,000m³.	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.	At all times	Confirm records of volume and type of fill are maintained.	Requirement is included within section 3.4 of the CSWMP. The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020.  The revised CSWMP (rev 18, 30 November 2021, Costin Roe) was approved by DPHI on 18 March 2022 and is currently being implemented.  Importation of fill did not exceed 13,000m <sup>3</sup> per day during the reporting period.	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 Condition B2 and activities associated with vegetation and stormwater management.	Construction	Monitor implementation of the CEMP and sub-plans during regular weekly inspections, fortnightly ER inspections and ongoing compliance tracking and reporting.  Confirm exclusion fencing is in place.	This condition is addressed in the Environmental Control Maps (ECMS) Located in Appendix C of the CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020.  The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.  Also see the Revised Development Layout Drawings (rev H, 27 April 2020, Reid Campbell) were approved by DPHI on 29 May 2020.  No works have been undertaken in riparian corridor.	Compliant
A11	No works in the riparian corridor outside the site are permitted under this approval. Note: 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).	At all times	Monitor implementation of the Construction Environmental Management Plan (CEMP) and sub-plans during regular weekly inspections, fortnightly ER inspections and ongoing compliance tracking and reporting.  Confirm exclusion fencing is in place.  Confirm consultation with Department of Primary Industries (DPI) (Lands) for any works on Crown land - if undertaken/required.	This condition is addressed in the ECMS Located in Appendix C of the CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020.  The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.  Also see the Revised Development Layout Drawings (rev H, 27 April 2020, Reid Campbell) were approved by DPHI on 29 May 2020.  No works have been undertaken in the riparian corridor outside of the site.	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).	At all times	Monitor implementation of the CEMP and sub-plans during regular weekly inspections, fortnightly Environmental Representative (ER) inspections and ongoing compliance tracking and reporting.  Confirm consent from Roads and Maritime Services (RMS) and M5 Motorway Operator (Interlink) is in place prior to works commencing on RMS (M5 Motorway) land - if undertaken/required.	Works undertaken on M5 Motorway land (including traffic control, minor potholing and drainage works) have occurred with approval from the M5 operator.  All works on the RMS Land have been conducted in accordance with ROLs/WAPs.	Compliant
A13	The container freight throughput for MPW must not exceed 500,000 TEU p.a.	Operation	Confirm records of container freight throughput are maintained.	This is a construction compliance report.	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)	Operation	Confirm records of containers transferred between the site and Port Botany by rail versus those transferred by road.	This is a construction compliance report.	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.	Operation	Confirm commencement of transfer of containers between Port Botany and Intermodal has commenced post rail connection to operational Southern Sydney Freight Line.	This is a construction compliance report.	Not Triggered
A15a	The development must not generate more than: (a) 2670 light vehicle movements a day during operation; and (b) 1654 heavy vehicle movements a day during operation.	Operation	Confirm records of light and heavy vehicle movements during operations.	This is a construction compliance report.	Not Triggered
A15b	The applicant must keep accurate records of the number of heavy and light vehicles entering and leaving 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.	Operation	Confirm records of light and heavy vehicle movements during operations.  Demonstrate the collection and provision of these records in advance of the trigger event identified in the condition.	This is a construction compliance report.	Not Triggered
A16	The maximum GFAs for the following uses apply: (a) 215,000m <sup>2</sup> for the warehousing and distribution facilities; and (b) 800m <sup>2</sup> for the freight village.	Operation	Confirm GFAs for facilities are within limits.	This is a construction compliance report.	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).	Operation	Confirm warehouse footprint during construction and prior to operation.	This is a construction compliance report.	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.	Operation	Confirm uses of warehouses only associated with freight.	This is a construction compliance report.	Not Triggered



A18	Notwithstanding Condition A17, 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.	Operation	Confirm movements between terminals are freight related.	This is a construction compliance report.	Not Triggered
A19	For the avoidance of doubt, nothing in this consent permits: (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 (b) truck-to-truck movements.	Operation	Confirm no occupation or use of facilities or truck-to-truck movements before commencement of operation of either MPE or MPW rail intermodal terminal.	This is a construction compliance report.	Not Triggered
A20	Freight village tenants and occupations are restricted to those activities that provide: (a) ancillary support for the development, its tenants, worker population and visitors; (b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMT development and/ or; (c) provide aligned services to the intermodal functions.	Operation	Confirm uses of tenancies / occupations are related to intermodal operations / activities.	This is a construction compliance report.	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 Disability Discrimination Act 1992, relevant Australian Standards and Building Code of Australia (BCA).	Prior to construction	Confirm plans have been certified prior to commencement of construction.	<p>Following letters from Morris Goding Access Consulting confirmed design in accordance with Disability Access to Premises Standards 2010 (including DDA Access Code), BCA and AS 1428.1: 2009 - General Requirements for Access.</p> <ul style="list-style-type: none"> <li>- 18 April 2021 for Woolworths National Distribution Centre JR Access Design Statement</li> <li>- 23 April 2021 Woolworths National Distribution Centre JN Access Design Statement</li> <li>- 15 July 2021 for Woolworths National Distribution Centre JN (warehouse superstructure, car park and external pavements)</li> <li>- 14 October 2022 Woolworths National Distribution Centre JR, CC Accessibility Report, Morris Goding Access Consulting</li> </ul> <p>The following Regulatory Compliance Reports prepared to review compliance with BCA requirements:</p> <ul style="list-style-type: none"> <li>-Regulatory Compliance Report: Warehouse N1 Moorebank Logistics Park (McKenzie Group, 20/01/2023, rev A, ref: 222224-01RCR2)</li> <li>- Regulatory Compliance Report: Warehouse N2 Moorebank Logistics Park (McKenzie Group, 20/01/2023, rev A, ref: 222225-01RCR1).</li> </ul> <p>Section 12 of these Regulatory Compliance Reports addresses access for people with disabilities.</p>	Compliant
<b>Demolition</b>					
A22	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	Prior to demolition	Confirm engagement of a suitably qualified person to review and provide a statement of compliance for the required work plans.	<p>Any demolition work is undertaken in accordance with the CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020. Appendix A3: Standards and Guidelines, Appendix B - Aspects and Impacts Register, Appendix O - Construction Demolition and Waste Management Plan, Appendix Q Table 4.</p> <p>The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.</p> <p>No demolition work undertaken during the reporting period.</p>	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. Note: • Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Construction	Demonstrated alignment with BCA.	<p>Structural Design Certificate, Costin Roe Consulting (8 July 2021), confirming Woolworths JN Facility compliance with BCA requirements.</p> <p>Structural Design Certificate, Costin Roe Consulting (17 December 2021), confirming Woolworths JN Facility compliance with BCA requirements.</p> <p>Structural Design Certificate, Costin Roe Consulting (21 January 2022), confirming Woolworths JR Facility compliance with BCA requirements.</p> <p>Structural Design Certificate, Costin Roe Consulting (3 May 2022), confirming Woolworths JR Facility compliance with BCA requirements.</p> <p>Structural Design Certificate, Costin Roe Consulting (01 May 2024), confirming Warehouse N1 Facility compliance with BCA requirements.</p> <p>Structural Design Certificate, Costin Roe Consulting (14 May 2024), confirming Warehouse N2 Facility compliance with BCA requirements.</p>	Compliant

External Walls and Cladding					
A24	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Demonstrated alignment with BCA.	Structural Design Certificate, Costin Roe Consulting (8 July 2021), confirming Woolworths JN Facility compliance with BCA requirements.  Structural Design Certificate, Costin Roe Consulting (17 December 2021), confirming Woolworths JN Facility compliance with BCA requirements.  Structural Design Certificate, Costin Roe Consulting (21 January 2022), confirming Woolworths JR Facility compliance with BCA requirements.  Structural Design Certificate, Costin Roe Consulting (3 May 2022), confirming Woolworths JR Facility compliance with BCA requirements.  Structural Design Certificate, Costin Roe Consulting (01 May 2024), confirming Warehouse N1 Facility compliance with BCA requirements.  Structural Design Certificate, Costin Roe Consulting (14 May 2024), confirming Warehouse N2 Facility compliance with BCA requirements.	Compliant
A25	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.	Construction	Confirm submission of the work plans and statements of compliance to the Certifier.	The following occupation certificates were received during the reporting period; - Interim Occupation Certificate No. 190836/08 (determined 09/08/2024) - Occupation Certificate No. 222225/05 (determined 04/06/2024) - Interim Occupation Certificate No. No. 222225/06 (determined 28/08/2024).  On the 02/09/2024 documentation was submitted to DPHI identifying that the requirements of CoC A25 and A26 were not triggered for N1 and N2 warehouses as there are no BCA requirements in relation to external walls for the construction type applicable to these warehouses.	Not Triggered
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.	Within 7 days of certifier accepting	Confirm submission of documentation to the Planning Secretary.	On the 02/09/2024 documentation was submitted to DPHI identifying that the requirements of CoC A25 and A26 were not triggered for N1 and N2 warehouses as there are no BCA requirements in relation to external walls for the construction type applicable to these warehouses.	Not Triggered
Applicability of Guidelines					
A27	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. 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 management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Review of any issued directions from the Secretary.  Review of legal requirements register to demonstrate awareness and currency of obligations and link to implementation method (e.g. through CEMP/OEMP documentation).	No directions from the Secretary were issued during this reporting period.	Not Triggered
Evidence of Consultation					
A28	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken in the document submitted to the Planning Secretary including: (i) the outcome of that consultation, matters resolved and unresolved (and the justification for matters remaining unresolved); and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	Review of consultation record within relevant consent documentation.	Approval of all strategies, plans and programs requiring consultation prior to construction by the development consent, as detailed in this table, affirms compliance with this consent condition.	Compliant
Community Consultative Committee					
A29	Before the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction, upgrading and operation and for at least six months following the completion of decommissioning.	Prior to construction	Confirm suitably qualified person available to setup and manage committee.  Review of Department's Community Consultative Committee Guidelines: State Significant Projects (2019).  Confirm CCC formation and commencement of functions prior to construction commencing.	Request to establish combined MPE/MPW CCC submitted to DPHI on 25 November 2019.  DPHI approval of combined CCC was received on 4 December 2019.  The CCC meets quarterly and meeting minutes are available on the Development website.	Compliant

A30	The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the development and to satisfy Condition A29.	At all times	For reference.	Request to establish combined MPE/MPW CCC submitted to DPHI on 25 November 2019.  Combined CCC approved by DPHI on 4 December 2019.	Compliant
<b>Community Communication</b>					
A31	A Community Communication Strategy 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: (a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development; (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; (c) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities or manage traffic disruptions; (d) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and (e) include a complaints procedure for recording, responding to and managing complaints, including: (i) email, toll-free telephone number and postal addresses for receiving complaints, (ii) advertising the contact details for complaints before and during operation, via the local newspaper and through on-site signage, (iii) a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint, and (iv) procedures for the resolution of any disputes that may arise during the course of the development.	1 month prior to commencement of construction	Community Communication Strategy (CCS) was approved by DPHI on 7 February 2020. Revision J of the CCS (dated 29 June 2021) is currently being implemented.	The revised CCS (rev J, 29 June 2021, Aspect Environmental) is currently being implemented on site and was approved by DPHI on 7 September 2021.  The revised CCS (rev K, 18 November 2024, Aspect Environmental) was submitted to DPHI on 26 November 2024.	Compliant
A32	The Applicant must: (a) not commence Construction until the Community Communication Strategy has been approved by the Planning Secretary. (b) implement for the Community Communication Strategy for the duration of construction and for 12 months following the commencement of operation.	Prior to construction and 12 months following commencement of operation	Confirm the commencement date of construction.  Confirm CCS approval date from the Secretary.	The revised CCS (rev J, 29 June 2021, Aspect Environmental) is currently being implemented on site and was approved by DPHI on 7 September 2021.  The revised CCS (rev K, 18 November 2024, Aspect Environmental) was submitted to DPHI on 26 November 2024.	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.	Prior to construction	Prepare and submit documentation to the Secretary to support ER approval.  Confirm ER approval from the Secretary.	ER appointment approved by DPHI on 29 November 2019.  An alternate ER was appointed on 22 November 2021.	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.	1 month prior to construction	Confirm the commencement date of construction.  Confirm submission date is at least 1 month prior to the proposed construction commencement date.	ER appointment was approved by DPHI on 29 November 2019.	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. 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.	1 month prior to construction	Confirm suitable (independence from MPW/MPE), qualifications and experience of ER.	ER appointment was approved by DPHI on 29 November 2019.  An alternate ER was appointed on 22 November 2021.	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.	1 month prior to construction	For reference.	Noted.  Alternate ERs were appointed for the project on 22 November 2021.	Not Triggered

A37	<p>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:</p> <p>(a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;</p> <p>(b) consider and inform the Planning Secretary on matters specified in the terms of this consent;</p> <p>(c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;</p> <p>(d) review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:</p> <p>(i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</p> <p>(ii) make a written 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);</p> <p>(e) regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent;</p> <p>(f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not Independent Audits required under Condition C18 of this consent;</p> <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 minor ancillary facilities comprising lunch sheds, office sheds and portable toilet facilities as required by Condition A40 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 Environmental Representative Monthly Report providing the information set out in the Department's Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's</p>	Construction and 6 months after operations commence	<p>Confirm communication of these requirements to the ER and confirm these requirements are included in the ER's scope of works and contract.</p>	<p>The requirements of this condition have been included in the ER's scope of works and employment contract.</p> <p>The following monthly ER reports were submitted during the reporting period:</p> <ul style="list-style-type: none"> <li>- MPW S2 May 2024 ER Monthly Report (07/06/2024) submitted 07 June 2024</li> <li>- MPW S2 June 2024 ER Monthly Report (10/07/2024) submitted 10 July 2024</li> <li>- MPW S2 July 2024 ER Monthly Report (06/08/2024) submitted 07 August 2024</li> <li>- MPW S2 August ER Monthly Report (04/09/2024) submitted 06 September 2024 to DPHI via email</li> <li>- MPW S2 September ER Monthly Report (14/10/2024) submitted 14 October 2024</li> <li>- MPW S2 October ER Monthly Report (13/11/2024) submitted 13 November 2024.</li> </ul> <p>A request for an extension of the submission timeframe for the June 2024 ER monthly report until the 12 July 2024 was approved by DPHI on 02/07/2024.</p> <p>A request for an extension of the submission timeframe for the September 2024 ER monthly report until the 14 October 2024 was approved by DPHI on 04/10/2024.</p> <p>A request for an extension of the submission timeframe for the October 2024 ER Monthly until the 13 November 2024 was approved by DPHI on 05/11/2024.</p> <p>The following RIMAs were approved during the reporting period:</p> <ul style="list-style-type: none"> <li>- RIMA #031: Water Treatment Plant within the MPW 2 construction boundary (approved by the ER on 10/07/2024).</li> <li>- RIMA #032: Vaughan Civil Compound Ancillary Facility (approved by the ER on 12/07/2024)</li> <li>- RIMA #033: National Intermodal temporary compound (approved by ER</li> </ul>	Compliant
A38	<p>The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in Condition A37 (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>	At all times	<p>Confirm ER is provided with documentation requested.</p> <p>Review ER meeting minutes.</p>	The ER is provided with all documentation requested.	Compliant
A39	<p>The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under Condition C20. The Applicant must:</p> <p>(a) facilitate and assist the Planning Secretary in any such audit; and</p> <p>(b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</p>	At all times	For reference.	No audits have been commissioned by the DPHI.	Not Triggered
<b>Minor Facilities</b>					
A40	<p>Minor ancillary facilities, including lunch sheds, office sheds, portable toilet facilities, and the like, can be established where they satisfy the following criteria:</p> <p>(a) are located within the construction boundary; and</p> <p>(b) have been assessed by the ER to have:</p> <p>(i) minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the Interim Construction Noise Guideline (DECC, 2009), traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts, and</p> <p>(ii) minimal environmental impact with respect to waste management and flooding, and</p> <p>(iii) no impacts on biodiversity, soil and water, and heritage items beyond those already approved under other terms of this approval.</p>	Construction	<p>Review minor ancillary facility location and impact against the requirements.</p> <p>Submit review documents to ER for review.</p>	<p>The following Ancillary facilities remained active during the reporting period:</p> <ul style="list-style-type: none"> <li>- WH3/INTS, was approved by the ER on 9 November 2021</li> <li>- INTS and ISRA, was approved by ER on 16 June 2022</li> <li>- WH12 ancillary facilities (relocation of Georgiou Compound) approved by ER on 19 April 2023</li> <li>- RCC ancillary facility for Warehouse JR approved by DPHI with Mod 1 CEMP update (rev L, 22 March 2020, Aspect Environmental) approved 21 May 2021.</li> </ul> <p>New minor ancillary facilities were approved during the reporting period:</p> <ul style="list-style-type: none"> <li>- Vaughan Civil compound on the WH 3 pad was approved by the ER on 12 July 2024</li> <li>- NI compound on Part Lot 5 was approved by the ER 02 October 2024</li> <li>- FDC Water Treatment Plant within OSD 6 Sediment Basin approved by the ER on 10 July 2024.</li> </ul>	Compliant
<b>Submitting, Staging, Combining and Updating Strategies, Plans or Programs</b>					
A41	<p>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>	1 month prior to construction or operation	<p>Confirm commencement date of construction and operation.</p> <p>Confirm submission date of strategies, plans and programs is at least 1 month prior to the proposed construction or operation commencement date.</p>	Approval of all strategies, plans and programs required prior to construction by the development consent, as detailed in this table, affirms compliance with this consent condition.	Compliant

A42	<p>Unless stated otherwise in this consent, the Applicant may:</p> <p>(a) 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;</p> <p>(b) 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</p> <p>(c) 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).</p> <p>Note: Documents that cannot be staged include Development Layout Drawings required under Condition B2, and Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation required under Condition B4, and Site Audit Statement required under Condition B169.</p>	At all times	<p>Review of applicability of staging, combining or updating strategies, plans and programs to scope of works being undertaken and comparison to approved scope and performance/documentation expectations arising from conditions of consent (i.e. preparation of plans prior to commencement of a phase of works).</p>	<p>The site audit reports and statements required by condition B171 are being delivered in accordance with the Request to stage a plan (A42): Requirement for provision of a Site Audit Statement and Site Audit Report under Condition B171 of SSD 7709 (MPW Stage 2) (the Staging Report), prepared by Aspect Environmental (28 April 2021), which was approved by DPHI on 14 May 2021.</p> <p>No plans combined during reporting period.</p> <p>Updates to strategies, plans and programs captured throughout compliance table against specific CoC requirements.</p>	Compliant
A42A	<p>Any strategy, plan or program prepared in accordance with Condition A42, where previously approved by the Planning Secretary under this consent, that is subsequently updated in accordance with Condition A42(c), must be submitted to the satisfaction of the Planning Secretary.</p>	At all times	<p>Confirm update of plans has been conducted.</p> <p>Confirm submission to the Planning Secretary.</p> <p>Confirm the Planning Secretary is satisfied with the update.</p>	<p>No strategies, plans or programs were updated in accordance with Condition A42 during the reporting period.</p>	Not Triggered
A43	<p>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.</p>	At all times	<p>Review of strategies/plans implemented on site to verify currency of documentation and appropriate versions are being applied within the scope of the approved staging.</p>	For reference.	Not Triggered
<b>Staging of Construction</b>					
A44	<p>Prior to the commencement of construction, a Staging Report 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:</p> <p>(a) the revised Development Layout Drawings required under Condition B2;</p> <p>(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;</p> <p>(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);</p> <p>(d) general timing of construction sub-stages that impact upon the timing of the development subject of this consent; and</p> <p>(e) details of the relevant conditions of the Concept Approval (5066) and of this consent that would apply to each sub-stage.</p> <p>Note: The Staging Report will need to be amended with any approved version update of the MPE Stage 2 CEMP.</p>	Prior to construction	<p>Review if construction and operation of warehouses is to be staged.</p> <p>If applicable, prepare and submit Staging Report to the Secretary for approval.</p>	<p>Staging Report (Revision 5 dated 5 April 2024, prepared by Aspect Environmental Pty Ltd) under condition A44 of SSD-7709, subject to the completion of MAAI Construction Phases 1A,B,C, 2A, 2B, 3 and 4 no later than 30 June 2025.</p> <p>The Staging Report relates to progressive occupation of warehousing with the approved phased construction and operation of the Moorebank Avenue and Anzac (Road) Intersection (MAAI) upgrade required under condition of consent (CoC) B84 not the entire precinct.</p>	Compliant
A45	<p>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> <p>Note: These conditions do not relate to staged development within the meaning of section 83B of the EP&amp;A Act.</p>	Prior to operation of warehouse	<p>Prepare and submit to the Secretary evidence that the warehousing sub-stage meets the estate infrastructure requirements.</p> <p>Confirm Secretary satisfaction.</p>	This compliance report relates to construction only.	Not Triggered
<b>Notification of Commencement</b>					
A46	<p>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:</p> <p>(a) any work;</p> <p>(b) vegetation clearing required to conduct remediation;</p> <p>(c) remediation;</p> <p>(d) low impact works;</p> <p>(e) construction;</p> <p>(f) operation;</p> <p>(g) cessation of operations; and</p> <p>(h) decommissioning.</p>	2 weeks before commencement of each work phase	<p>Documented written notification of commencement provided to the Department prior to the commencement of each phase.</p> <p>Confirmation of timing compared to commencement.</p>	<p>Notification of the commencement of works was provided to DPHI on 10 February 2020. DPHI provided a response with no comments on 14 February 2020.</p> <p>Revised notification of the commencement of construction was provided to DPHI on 28 May 2020.</p> <p>Construction commenced under MPW Stage 2 on 30 November 2020.</p>	Compliant
A47	<p>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.</p>	2 weeks before commencement of each stage	<p>Documented written notification of commencement provided to the Department prior to the commencement of each stage.</p> <p>Confirmation of timing compared to commencement.</p>	Construction works were not staged during the reporting period.	Not Triggered
<b>Utilities and Public Infrastructure</b>					

A48	<p>The Applicant must engage a suitably qualified person to prepare a Pre-construction Dilapidation Report prior to the commencement of construction. This report must detail the structural condition of:</p> <p>(a) local public roads likely to be used by the development's construction traffic;  (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.</p> <p>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.</p>	Prior to construction	<p>Confirmation of an appropriately qualified person.</p> <p>Confirm preparation of any required dilapidation report of relevant public infrastructure.</p> <p>Document submission of Pre-construction dilapidation report to Campbelltown City Council, Liverpool City Council, RMS, any affected private landowner, and the Planning Secretary.</p>	<p>Dilapidation Report for MPW Stage 2, Anzac Road Moorebank prepared by Craigmar Consulting Services Pty Ltd, dated 18 August 2019.</p> <p>Dilapidation Report for Bapaume Road, Moorebank prepared by Craigmar Consulting Services Pty Ltd dated 3 September 2019.</p> <p>Dilapidation Report for MPW Stage 2 Moorebank Avenue, Moorebank prepared by Craigmar Consulting Services Pty Ltd, dated 18 August 2019.</p> <p>Letter from Certifying Authority, Mckenzie Group (dated 25 March 2020), confirmed satisfaction of consent condition.</p> <p>Copies were forwarded to Campbelltown City Council, Liverpool City Council and Transport for New South Wales (TfNSW), by email, on 26 March 2020, and was lodged with DPHI on 6 April 2020.</p>	Compliant
A49	<p>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.</p>	Prior to construction	Document and record consultation with relevant service providers/owners.	Dilapidation reports have been prepared and provided to the relevant owners and providers.	Compliant
A50	<p>Unless the Applicant and the applicable owner/ authority agree otherwise, the Applicant must:</p> <p>(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.</p> <p>Note: 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</p>	At all times	<p>Review any dilapidation report and/or voluntary planning agreement or contributions agreement to confirm extent of obligation as agreed.</p> <p>Review receipts for payments made.</p>	Dilapidation reports have been prepared and provided to the relevant owners and providers.	Compliant
A51	<p>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 Sydney Water Act 1994.</p>	Prior to operation	Confirm compliance certificate obtained.	This compliance report relates to construction only.	Not Triggered
<b>Telecommunications</b>					
A52	<p>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:</p> <p>(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.</p>	Prior to occupation certificate issue	<p>Document and submit evidence to the Certifying Authority.</p> <p>Confirmation receipt of written agreement with carrier.</p>	<p>NBN Certificate of Practical Completion (STG-M000055531) received on 31/08/2022.</p> <p>The following occupation certificates was received during the reporting period:</p> <ul style="list-style-type: none"> <li>- 190836/08 (Warehouse JR, 13/06/2024)</li> <li>- 222225/05 (Warehouse N2, 04/06/2024)</li> <li>- 222224/06 (Warehouse N1, 19/08/2024)</li> <li>- 222225/06 (Warehouse N2, 28/08/2024)</li> <li>- 190836/07(MOD) (Warehouse MoRDC, 13/06/2024)</li> <li>- 190836/08 (Warehouse MoRDC 09/08/2024).</li> </ul>	Compliant
A53	<p>The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.</p>	Prior to occupation	Confirmation of written advice from relevant providers.	NBN Certificate of Practical Completion (STG-M000055531) received on 31/08/2022.	Compliant
<b>Meteorological 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 Approved Methods for Sampling of Air Pollutants in New South Wales (DEC, 2016) (as may be updated or replaced from time to time); and  (b) is capable of continuous real-time measurement of atmospheric stability category determined by the sigma theta method in accordance with the NSW Noise Policy for Industry (NPI, EPA, 2017) (as may be updated or replaced from time to time).</p>	At all times	<p>Confirm installation of a meteorological station in accordance with this CoC and EPA requirements.</p> <p>Confirm supplier verification of compliance against EPA requirements.</p> <p>Maintain records of all consultation / communication with EPA on technical specifications and siting of station.</p>	<p>Letter from Aleks Todoroski, Todoroski Air Sciences (4 June 2020), confirming installation of the Meteorological Station on 6 April and 17 April 2020 in accordance with the requirements of the EPA.</p> <p>Photographic evidence of Meteorological Station installation provided on 5 June 2020.</p> <p>The meteorological station continues to operate.</p>	Compliant
<b>Works as Executed Plans</b>					
A55	<p>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>	At all times	Document submission of design drawings at or above 50% completion.	<p>Revised Development Layout Drawings (rev H, 27 April 2020, Reid Campbell) were approved by DPHI on 29 May 2020.</p> <p>Revised Stormwater System Design drawings are included as Appendix A of the Stormwater Design Development Report (rev C, 29 April 2020, Costin Roe), which was approved by DPHI on 19 May 2020.</p>	Compliant
A56	<p>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>	Prior to issue of occupation certificate	<p>Confirmation from registered surveyor that stormwater drainage (water quality and detention infrastructure), road ways, parking and finished ground levels have been constructed as approved.</p> <p>Submit works-as-executed drawings to the Certifying Authority.</p>	This is a construction compliance report.	Not Triggered

Development Contributions					
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	Prior to issue of construction certificate	Confirmation from Liverpool City Council levy payment received.	The levy payment was made to Liverpool City Council on 3 November 2020.	Compliant
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).	At all times	Confirmation that monetary contributions and/or works in kind provided to RMS as per the Voluntary Planning Agreement.	Voluntary Planning Agreement entered into with RMS on 10 December 2020.	Compliant
Advisory Notes					
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.	At all times	Review of legal requirements register for the site.	Noted.	Not Triggered

[SSD-7709-Mod-1 \(Building Height Increase\). Determined 24/12/2020](#)

[SSD-7709-Mod-2. Determined 30/09/2021](#)

[SSD-7709-Mod-3 \(Dangerous Goods\). Determined 24/07/2024](#)

[SSD 10431](#)

Approval (ID)	Condition	Timing	Monitoring Methodology	Evidence and comments	Compliance Status
<b>Compliance Requirement</b>					
<b>Part B - Key Environmental Issues</b>					
<b>Development Layout</b>					
B1	Notwithstanding the requirements of Conditions B2 and B4, the Applicant may import and stockpile 160,000m3 of fill prior to finalisation of the Development Layout Drawings, Stormwater Design Development Report, Revised Stormwater System Design Drawings and supporting documentation, provided no vegetation removal is required and fill is stockpiled in previously cleared areas.	Prior to finalisation of drawings and reports	Confirm records of volume of fill are maintained. Confirm previously cleared locations for fill to be stockpiled on. Confirm induction and toolbox talks reference no vegetation clearing allowed and fill only stockpiled in previously cleared areas.	Revised Development Layout Drawings (rev H, 27 April 2020, Reid Campbell) were approved by DPHI on 29 May 2020. Revised Development Layout Drawings (Part 1 - rev S, 25 August 2023, Watson Young) and (Part 2- rev Q, 26 June 2023, Watson Young) were approved by DPHI reporting on 03 October 2023 (SSD-7709-PA-204).	Compliant
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; (b) the siting of biofiltration/bioretenion 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; (c) no construction or operation works would take place inside biodiversity offset areas; (d) compliance with the landscaped setbacks specified in Condition B63; (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; (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; (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, <del>for ongoing maintenance works</del> where necessary to ensure ongoing maintenance works can be carried out without impacting on the riparian corridor or adjoining sites; (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; (i) 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, as required under Condition B152. The drawings are to show any required connectivity structures and fencing; (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); (k) the bushfire asset protection requirements are within the development area; and (l) setbacks from the surveyed boundary of Lot 2 DP 32998, Lot 3 DP 32998, and Lot 2 DP 547293.	Prior to construction	Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval. Confirm submission of revised Development Layout Drawings to the Planning Secretary. Confirm Secretary approval.	Revised Development Layout Drawings (rev H, 27 April 2020, Reid Campbell) were approved by DPHI on 29 May 2020. Revised Development Layout Drawings (Part 1 - rev S, 25 August 2023, Watson Young) and (Part 2- rev Q, 26 June 2023, Watson Young) were approved by DPHI reporting on 03 October 2023 (SSD-7709-PA-204).	Compliant
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 Condition B2 cannot be staged.	At all times	For reference.	Noted.	Compliant
<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 Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation to the Planning Secretary for approval.	Prior to construction	Confirm submission of Stormwater Design Development Report to the Planning Secretary. Confirm Secretary approval prior to construction commencement date.	The SDDR (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.	Compliant
B5	The Stormwater Design Development Report must document how WSUD principles outlined in Condition B9 have been incorporated into the design and operation of the development.	Prior to construction	Confirm report meets WSUD principles outlined in CoC B9.	The SDDR (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024. Requirement is additionally included within sections 3, 4 and 5 of the SDDR.	Compliant
B6	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 Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation required by Condition B4 cannot be staged. 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.	Prior to construction	For reference.	Noted.	Compliant
<b>Stormwater Design Independent Peer Review</b>					
B7	An Independent Peer Review report must be submitted with the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation .	Prior to construction	Confirm that an Independent Peer Review report is completed against the Stormwater Design Development Report and Revised Stormwater System Design Drawings prior to submission to Secretary.	Independent Peer Review and certificate (19 December 2019, AT&L Consulting Engineers ) was included as Appendix G of the SDDR (rev C, 29 April 2020, CostinRoe) and approved by DPHI on 19 May 2020.	Compliant



B8	<p>The review must:</p> <p>(a) include a review of the numerical models used to develop the revised stormwater design;</p> <p>(b) 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</p> <p>(c) 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.</p> <p>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.</p>	Prior to construction	<p>Confirm technical expert approved by Secretary prior to engagement and commencing report.</p> <p>Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval.</p>	<p>Approval of technical experts for the independent review of the SDDR was provided in a letter from DPHI, dated 10 February 2020.</p> <p>The SDDR (rev C, 29 April 2020, Costin Roe) which included the Independent Peer review and certificate as Appendix G, was approved by DPHI on 19 May 2020.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and was included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>A subsequent request appointing a peer reviewer has been submitted on the 17 May 2024 and approved by DPHI on 04 June 2024.</p>	Compliant
<b>Water Sensitive Urban Design</b>					
B9	<p>The revised stormwater system design, to be detailed in the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation, 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> <p>(a) treating stormwater as a resource;</p> <p>(b) mimicking natural processes in the control of stormwater;</p> <p>(c) integrating drainage infrastructure and landscaping;</p> <p>(d) managing water in a sustainable manner through considering the complete water cycle; and</p> <p>(e) considered design, construction and maintenance to minimise impacts on the natural water cycle.</p>	Prior to construction	<p>Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval.</p>	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</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 Conditions B11 to B22.</p>	Prior to construction	<p>Confirm review process includes a checklist of conditions B11 to B22 prior to submission to the Secretary for approval.</p>	<p>The SDDR (rev C, 29 April 2020, Costin Roe), was approved by DPHI on 19 May 2020.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p>	Compliant
<b>Piped Stormwater Drainage and Overland Flow Paths</b>					
B11	<p>The stormwater system must be designed to:</p> <p>(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</p> <p>(b) provide adequate overland flow paths in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event.</p>	Prior to construction	<p>Stormwater Design Development Report and Revised Stormwater System Design drawings, prepared by Costin Roe (Rev C, dated 29 April 2020), was approved by DPHI on 19 May 2020.</p> <p>The addendum to the Stormwater System Design drawings (Rev A, dated 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved Stormwater Design Development Report.</p>	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) were approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.11.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) were approved on 3 June 2021 and were included within section 3.3 and as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) were approved by DPHI on 19 March 2024.</p>	Compliant
<b>On Site Detention</b>					
B12	<p>On-site detention (OSD) must attenuate peak flows from the development such that both the:</p> <p>(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</p> <p>(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.</p>	At all times	<p>Provide report that OSD meet these requirements.</p>	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.11-12.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included within section 4 and as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p>	Compliant
B13	<p>OSD basins must:</p> <p>(a) be visually unobtrusive and sit within the final landform and landscaping;</p> <p>(b) ensure public safety by incorporation of 'safer by design' principles; and</p> <p>(c) have all sides with a maximum batter slope of 1V:4H, except at the OSD outlets.</p>	At all times	<p>Review photographic record of the OSD against final landform and landscape.</p> <p>Confirm review completed against 'safer by design' principles and maximum batter slope.</p>	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.12.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p>	Compliant
<b>Stormwater Quality</b>					
B14	<p>All stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide.</p>	Prior to construction	<p>Inclusion of a design consistency and compliance with NSW Model for Urban Stormwater Improvement Conceptualisation (MUSIC) Modelling Guide.</p>	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>The MUSIC modelling is included as Appendix B of the approved SDDR.</p>	Compliant
B15	<p>The stormwater quality infrastructure must comprise rainwater tanks, gross pollutant traps and biofiltration/bioretenion systems designed to meet the following criteria compared to a base case if there were no treatment systems in place:</p> <p>(a) reduce the average annual load of total nitrogen by 45%;</p> <p>(b) reduce the average annual load of total phosphorus by 65%; and</p> <p>(c) reduce the average annual load of total suspended solids by 85%.</p>	Prior to construction	<p>Confirm review process includes a checklist against these requirements.</p>	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.13.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>Included within 5.5 of SDDR.</p>	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: (a) will not suffer damage from design flows; (b) can be maintained to achieve the water quality criteria; and (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.	Construction	Provide report that OSD meet these requirements.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.13.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.  Included in SDDR drawings, section 6 and appendix H.	Compliant
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	Construction	Provide report that biofiltration/bioretention systems meet this requirement.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.14.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.  Included in SDDR section 5 and drawings.	Compliant
B18	Bioretention systems which are greater than 1,000 m2 in area, are to be divided into cells with no individual cell greater than 1,000 m2.	Construction	Provide report that bioretention systems meet this requirement.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.14.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.  Included in SDDR section 5 and drawings.	Compliant
B19	All filter media used in stormwater treatment measures must: (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; (b) have a hydraulic conductivity = 100-300 mm/hr, as measured using the ASTM F1815-06 method; (c) have an organic matter content less than 5% (w/w); and (d) be provided adequate solar access, considering the design and orientation of OSD basins.	Construction	Provide report that filter media meet these requirements.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.14-15.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.  Included in SDDR drawings and appendix H.	Compliant
<b>Stormwater Outlet Structures</b>					
B20	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. Note: Pollution of waters as defined under section 120 of the POEO Act.	At all times	Confirm review process includes a checklist against these requirements.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.15.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.  Included in SDDR section 3.6 and drawings.	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).	At all times	Confirm review process includes a checklist against these requirements.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.15.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.  Included in SDDR section 3.6 and drawings.	Compliant
B22	Outlet structures must ensure habitat connectivity and wildlife movement is maintained along the Georges River riparian corridor.	At all times	Confirm review process includes a checklist against these requirements.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.16.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.  Included in SDDR section 3.6 and drawings.	Compliant
<b>Stormwater System Design Drawings</b>					
B23	The Revised Stormwater System Design Drawings and supporting information to be submitted under Condition B4 must include the details specified in Conditions B24 to B28.	Prior to construction	Confirm review process includes a checklist against the requirements of B24-B28.	The SDDR and Revised Stormwater System Design drawing (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved Stormwater Design Development Report. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.	Compliant

B24	<p>Drawings must show:</p> <p>(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;</p> <p>(b) location and width of controlled overland flow paths;</p> <p>(c) maximum design flow levels to AHD;</p> <p>(d) maintenance access to each on OSD basin; and</p> <p>(e) the integration with MPE Stage 1 and MPE Stage 2 stormwater infrastructure including:</p> <p>(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</p> <p>(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.</p>	At all times	Confirm drawing review process includes a checklist against these requirements.	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.16.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>Included in SDDR drawings and Appendix F.</p>	Compliant
B25	<p>All stormwater quality elements are to be detailed in the drawings including:</p> <p>(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;</p> <p>(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;</p> <p>(c) pipe long sections, including invert levels, pipe sizes;</p> <p>(d) details of key structures including diversion, pre-treatment system (make/ model), inlets, outlets;</p> <p>(e) landscape plan including plant species;</p> <p>(f) specification of filter media; and</p> <p>(g) shadow diagrams, including surrounding features of OSD basins, actual building heights and full size of proposed trees, as per the landscape plans.</p>	At all times	Confirm drawing review process includes a checklist against these requirements.	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.17.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>Included in SDDR Drawings, Appendix I and H.</p>	Compliant
B26	<p>Stormwater outlet drawings must show:</p> <p>(a) material type, size, thickness, with accompanying hydraulic calculations demonstrating the achievement of relevant stability thresholds;</p> <p>(b) design arrangement including longitudinal sections, cross sections and typical arrangements;</p> <p>(c) typical arrangements including details of any liners, keying into bed/ banks and filter material; and</p> <p>(d) the tie in with the receiving water normal water level and/ or seasonal low flow levels.</p>	At all times	Confirm drawing review process includes a checklist against these requirements.	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.19.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>Included within SDDR drawings.</p>	Compliant
<b>Stormwater System Design Supporting Documentation</b>					
B27	<p>As part of the supporting documentation required under Condition B4, the Applicant must document the sequence of construction, including interim drainage solutions, for:</p> <p>(a) the drainage line from MPE to the Georges River;</p> <p>(b) the northern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins; and</p> <p>(c) the southern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins.</p>	Prior to construction	<p>Confirm construction sequence.</p> <p>Review construction sequence and document interim drainage solutions.</p>	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.19-20.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>Included within SDDR drawings.</p>	Compliant
B28	<p>As part of the supporting documentation required under Condition B4, outlet structure investigations and design inputs must be submitted to the Planning Secretary, including:</p> <p>(a) subsurface geotechnical assessment identifying underlying foundation conditions;</p> <p>(b) hydraulic modelling;</p> <p>(c) hydraulic calculations for stormwater outlet structures demonstrating achievement of relevant stability thresholds; and</p> <p>(d) design specifications including schedule of drainage elements (e.g. rock sizes, and structures).</p>	Prior to construction	Confirm submission of outlet structure investigations and design inputs to the Secretary.	<p>The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020. Section 1.3 Consent Conditions p.20.</p> <p>The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR. The revised Addendum to the Stormwater Design Development Report, (Rev B, 09 September 2022) was approved by DPHI on 19 March 2024.</p> <p>Included within SDDR section 4 and 5, drawings and appendix K.</p>	Compliant
<b>Construction Erosion and Sediment Control</b>					
B29	<p>Prior to commencement of construction, the Applicant must prepare a Soil and Water Management Plan (SWMP) in accordance with the requirements of Managing Urban Stormwater - Soils and Construction Volume 1 (Landon 2004) 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>	Prior to construction	<p>Engage a suitable CPESC to certify the SWMP.</p> <p>Confirm CPESC approved by Secretary.</p> <p>Prepare and submit SWMP for approval by Secretary.</p>	<p>CPESC endorsement of CSWMP was provided on 18 December 2020.</p> <p>The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020.</p> <p>The addendum to the CSWMP (12 March 2021) was approved by DPHI on 21 May 2021.</p> <p>The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.</p>	Compliant

B30	<p>The SWMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the SWMP must include, but not be limited to:</p> <p>(a) erosion and sediment control hazard assessment that includes:</p> <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> <p>(b) management strategies to address the identified erosion and sediment control hazard that consider:</p> <p>(i) statutory and environmental management requirements including:</p> <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> <p>NSW Government 12 Moorebank Intermodal Precinct West - Stage 2 Department of Planning and Environment (SSD 7709)</p> <p>(ii) maintenance of drainage, erosion and sediment control measures,</p> <p>(iii) monitoring and adjusting drainage, erosion and sediment control measures to achieve necessary performance standards,</p> <p>(iv) planning for predicted rainfall and winds events and shut down periods;</p> <p>(c) a schedule of construction activities for the development, installation and removal of control measures and temporary and permanent stabilisation works,</p> <p>(d) Erosion and Sediment Control Plans, including:</p> <ul style="list-style-type: none"> <li>(i) existing and proposed contours and drainage path,</li> <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> </ul> <p>(e) specific operating procedures such as dewatering and the treatment of water and sediment collected in basins; and</p> <p>(f) details on methods of temporary and permanent slope stabilisation to adjacent lands (including the riparian corridor).</p>	Prior to construction	<p>Confirm SWMP review process includes a checklist against these requirements prior to submission to the Secretary for approval.</p>	<p>The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020.</p> <p>The addendum to the CSWMP (12 March 2021) was approved by DPHI on 21 May 2021.</p> <p>The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.</p>	Compliant
B31	<p>Erosion and Sediment Control Plans must be updated as construction progresses and site conditions change.</p>	Construction	<p>Review of monthly CPESC's reports and update ESCP as required.</p> <p>Daily/ weekly environmental inspections to include review of ESCP's.</p>	<p>CPESC attends site monthly, providing a report of recommended improvements to CSWMP implementation.</p> <p>CPESC monthly inspection reports have been submitted in accordance with condition B32 for each month of the reporting period.</p>	Compliant
B32	<p>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>	Construction	<p>Include monthly CPESC's inspection/ reports in compliance matrix.</p>	<p>The CPESC attended site monthly and provided a report of recommended improvements for CSWMP implementation. During the reporting period the following reports were submitted;</p> <p><b>Georgiou</b></p> <ul style="list-style-type: none"> <li>- 19018-INSP-RPT-0-240611, (June Report, 12/06/2024) submitted 14 June 2024</li> <li>- 19018-INSP-RPT-0-240709, 05 August 2024 (July Report) submitted 07 August 2024</li> <li>- 19018-INSP-RPT-0-240806, 13 September (August Report) submitted 16 September 2024</li> <li>- 19018-INSP-RPT-0-240923, 15 October 2024 (September Report) submitted 15 October 2024</li> <li>- 19018-INSP-RPT-0-240930, 15 October 2024 (October Report) submitted 23 October 2024</li> <li>- 19018-INSP-RPT-0-241112, 20 November 2024 (November Report) submitted 21 November 2024.</li> </ul> <p><b>RCC</b></p> <ul style="list-style-type: none"> <li>- 21016-INSP-RPT-0-240611, 11 June 2024 (June Report) submitted 14 June 2024</li> <li>- 21016-INSP-RPT-0-240709, 05 August 2024 (July Report) submitted 07 August 2024.</li> </ul> <p><b>Vaughan</b></p> <ul style="list-style-type: none"> <li>- 23008 INSP-VAUG-RPT-1-290606, 06 June 2024 (June Report) submitted 07 June 2024.</li> </ul> <p>On the 04/06/2024 DPHI issued a warning letter to the MPW S2 CPESC under Condition B32. The warning letter identified that CPESC reports between August and October 2023 were not submitted in a timely matter. The non-compliance that this Warning Letter refers to was captured by CCR #6 and CCR #7. As such the issue of the warning letter within the reporting period has not impacted the compliance status of this condition during the current reporting period and has instead been included for completeness of reporting.</p> <p>Previous correspondence received from DPHI has identified the need to submit CPESC reports within one month of the inspection date. The August report (19018-INSP-RPT-0-240806) was not submitted within one month of the inspection date.</p>	Non-Compliant
B33	<p>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 Condition B4.</p>	Construction	<p>Confirm the requirements of the revised stormwater design drawings approved by the Planning Secretary under Condition B4 are crosschecked during installation.</p>	<p>Not triggered for the reporting period.</p> <p>No temporary works converted to permanent works have occurred.</p>	Not Triggered
B34	<p>Conversion of construction stage erosion 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.</p>	Construction	<p>Confirm date that civil works are complete for each site sub catchment prior to conversion and record on ESCP.</p>	<p>Not triggered for the reporting period.</p> <p>No temporary works to be converted to permanent works have occurred.</p>	Not Triggered

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.	Construction	Confirm engagement of aquatic ecologist.  Provide design to DPI (Crown Lands) for their review and approval.  Forward DPI (Crown Lands) approval to the Planning Secretary prior to commencement of construction.  Provide final design of finished works to DPI (Crown Lands).	The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020.  The addendum to the CSWMP (12 March 2021) was approved by DPHI on 21 May 2021.  The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.  A Licence under Section 2.18 of the Crown Land Management Act 2016 (licence number RN616970) was issued to Qube by the Minister on 24 July 2020.	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: (a) the management and maintenance of the assets, including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor; (b) quarterly inspections, and inspections after major rainfall events including scour/ bank protection structures; (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; (d) maintenance of records of all maintenance activities undertaken; (e) preparing quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities; (f) recording results of water quality monitoring required under Condition B38; (g) investigation, management and mitigation of water quality target exceedances; (h) requiring annual independent auditing; and (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.	Prior to operation	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.  Confirm Secretary satisfied with Stormwater Infrastructure Operation and Maintenance Plan.	This compliance report relates to construction only.	Not Triggered
B37	In addition to the requirements for independent environmental audits under Conditions C16 to C18, 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.	Operation	Confirm engagement of independent auditor with experience in WSUD.  Confirm annual independent audits are carried out in accordance with these requirements.	This compliance report relates to construction only.	Not Triggered
<b>Stormwater Quality Monitoring</b>					
B38	Prior to commencement of operation, the Applicant must prepare a Stormwater Quality Monitoring Program in consultation with Council and the EPA. The program must form part of the OEMP required under Condition C5, be implemented for the life of the development and include the following: (a) base line water quality data; (b) monitoring parameters; (c) water quality assessment criteria; (d) receiving water quality monitoring sites in Anzac Creek and upstream and downstream of the site in the Georges River; (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.	Prior to operation	Confirm Stormwater Quality Monitoring Program review process includes a checklist against these requirements.  Confirm Council and EPA consulted during development of Program.	This compliance report relates to construction only.	Not Triggered
<b>Acid Sulfate Soil Management</b>					
B39	An Acid Sulfate Soils (ASS) Management Plan must be developed consistent with the Acid Sulfate Soils Manual and must: (a) deal with the unexpected discovery of actual or potential acid sulfate soils; and (b) include procedures for the investigation, handling, treatment and management of such soils and water seepage. The Plan is to form part of the CEMP required by Condition C2.	Prior to construction	Confirm ASS Management Plan prepared and included in CEMP.	The ASS Management Plan (rev 5, 30 January 2020, EP Risk) was approved by DPHI on 21 February 2020. Table 2 CoC B39.  Included within ASSMP section 7.	Compliant
<b>Land Disturbance, Earthworks and Importation of Fill</b>					
B40	The Applicant must: (a) keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and (b) make these records available to the Department or EPA upon request.	At all times	Confirm records of source, volume and type of fill are maintained.	Records of source, volume and type of fill imported to site are kept and are available for provision to DPHI and the EPA, if requested.  No requests were received during the reporting period.	Compliant

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> <p>(i) a C-factor of 0.05 has been achieved on the previous phase, and</p> <p>(ii) at least 75% of the permanent stabilisation works have been implemented for the previous phase, and</p> <p>(iii) at least 95% all of the permanent stabilisation works on any other previously disturbed area have been implemented.</p> <p>Note: 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>	Construction	<p>Confirm land disturbance and filling activities are undertaken in accordance with these requirements through regular inspections / review process.</p>	<p>The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020. Table 5.1 p.62-63.</p> <p>The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.</p> <p>Included in CSWMP section 5.8.</p> <p>No non-compliances have been identified with CoC through the undertaking of CPESC inspections.</p> <p>No non-compliances have been identified with CoC through the undertaking of ER inspections.</p>	Compliant
B42	<p>Stockpiling of imported fill is not permitted for longer than 6 months before placement.</p>	At all times	<p>Confirm records of source, volume, type of fill and date received are maintained.</p>	<p>The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020. Section 5.3 soil and stockpile management: 3, p.64.</p> <p>The addendum to the CSWMP (12 March 2021) was approved by DPHI on 21 May 2021.</p> <p>The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.</p> <p>Included in CSWMP section 5.3.</p> <p>No non-compliances have been identified with CoC through the undertaking of CPESC inspections.</p> <p>No non-compliances have been identified with CoC through the undertaking of ER inspections.</p>	Compliant
B43	<p>Stockpiles must:</p> <p>(a) not exceed 10 m in height;</p> <p>(b) be benched over 4 m in height;</p> <p>(c) have maximum of 1V:3H slopes <u>or a steeper slope where certified by a suitably qualified geotechnical specialist</u>; and</p> <p>(d) be stabilised if not worked on for more than 10 days.</p>	At all times	<p>Confirm inclusion of imported fill and stockpile management measures in CEMP.</p> <p>Confirm stockpiles meet these requirements through regular environmental inspections / compliance reports.</p>	<p>The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020. Section 5.3 soil and stockpile management: 4, p.64-65.</p> <p>The addendum to the CSWMP (12 March 2021) was approved by DPHI on 21 May 2021.</p> <p>The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.</p> <p>Included in CSWMP section 5.3.</p> <p>No non-compliances have been identified with CoC through the undertaking of CPESC inspections.</p> <p>No non-compliances have been identified with CoC through the undertaking of ER inspections.</p>	Compliant
B44	<p>Placed fill must be stabilised if construction does not commence within 10 days.</p>	At all times	<p>Confirm inclusion of imported fill and stockpile management measures in CEMP.</p> <p>Confirm fill stabilised if construction does not occur within 10 days - through regular environmental inspections / compliance reports.</p>	<p>The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020. Table 5.2 p.70.</p> <p>The addendum to the CSWMP (12 March 2021) was approved by DPHI on 21 May 2021.</p> <p>The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.</p> <p>Included in CSWMP section 5.3. CSWMP section 5.3.</p> <p>No non-compliances have been identified with CoC through the undertaking of CPESC inspections.</p> <p>No non-compliances have been identified with CoC through the undertaking of ER inspections.</p>	Compliant
B45	<p>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.</p>	At all times	<p>Confirm inclusion of imported fill and stockpile management measures in CEMP.</p>	<p>The CSWMP (rev 10, 16 March 2020, Costin Roe) was approved by DPHI on 1 April 2020. Section 1.3 SSD7709 Consent Condition Matrix CoC No. B45 p.18.</p> <p>The combined MPW Stage 2 and Stage 3 CSWMP (rev 18, 30 November 2021, Costin Roe) is currently being implemented on site and was approved by DPHI on 18 March 2022.</p> <p>No non-compliances have been identified with CoC through the undertaking of CPESC inspections.</p> <p>No non-compliances have been identified with CoC through the undertaking of ER inspections.</p>	Compliant
<b>Dust Minimisation</b>					
B46	<p>The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:</p> <p>(a) 2 g/m<sup>2</sup>/month maximum increase in deposited dust level; and</p> <p>(b) 4 g/m<sup>2</sup>/month maximum deposited dust level.</p>	At all times	<p>Confirm inclusion of dust minimisation measures in CEMP.</p> <p>Review dust monitoring data collected as part of the CEMP.</p> <p>Review complaints register and incident register for any exceedances in accordance with the reporting criteria in the CEMP.</p>	<p>Measures for managing air quality are included in Appendix H of the CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020.</p> <p>The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.</p> <p>Exceedances of dust criteria were recorded during the reporting period at the MPW S2 monitoring location. Due to access constraints, depositional dust gauges cannot be located on private property. As such the value recorded is expected to be greater than that which is present at the private property of sensitive receivers.</p> <p>On the 06 December 2024, a notice to furnish information and records was received from DPHI regarding dust emissions observed on site on 25 November 2025 (INV-78353209). The notice to furnish was responded to on the 11 December 2024.</p>	Non-Compliant

<b>Prevention of Odours</b>					
<b>B47</b>	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).	At all times	Confirm inclusion of odour management measures in CEMP.  Review complaints register and incident register.	Measures for managing air quality are included in Appendix H of the CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020.  The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.  No complaints in relation to odour were received during the reporting period.	Compliant
<b>B47A</b>	Prior to the 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 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 consent, and include: (a) identification of sources and quantify airborne pollutants; (b) best practise reactive and proactive control measures that will be implemented for each emission source; (c) provisions for the implementation of additional measures in response to issues identified during monitoring and reporting; (d) for all emission sources associated with site operations; (i) key performance indicator(s); (ii) monitoring method(s); (iii) location, frequency and duration of monitoring; (iv) recording keeping; (v) complaints register; (vi) response procedures; and (vii) compliance monitoring. (e) phased conversion to reach stackers of Tier 4 standard for particle emissions (or equivalent standard that is satisfactory to the Secretary) at the MPW Site within ten years of first operation of the Site.	Prior to operation	Review content of ONMP to confirm it accords with requirements.	This compliance report relates to construction only.	Not Triggered
<b>B47B</b>	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).	Prior to operation	Record submission of OEQMP to Secretary for approval.  Record approval of OEQMP from Secretary.	This compliance report relates to construction only.	Not Triggered
<b>Urban Heat Island Mitigation (UHIM)</b>					
<b>B48</b>	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: (a) WSUD elements such as wetlands; (b) shade tree planting; (c) vegetation ground cover; (d) use of 'cool' building and pavement materials (i.e. those with high reflectivity in the infrared spectrum); and (e) green roofs.	At all times	Review the Urban Heat Island Mitigation principles and verify the development achieves a 4°C degree decrease in temperature compared to neighbouring industrial developments.	Urban Heat Island Mitigation is addressed in Section 2.2 of the UDDR (rev 5, 9 July 2020, Reid Campbell), which was approved by DPHI on 12 August 2020.  Included within UDDR section 2.2.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  This is a construction compliance report, achievement of the UDDR outcomes would only be demonstrable once the site is fully operational.  The progressive implementation and status of CoC B60 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.	Compliant
<b>Ecologically Sustainable Development</b>					
<b>B49</b>	The Development must be designed and operated to meet ESD principles and include measures such as the following: (a) passive solar design; (b) use of energy efficient plant and equipment; (c) use of renewable energy sources; (d) cross-ventilation (e) selection of materials with lower energy manufacturing requirements; (f) use of locally sourced materials to reduce impacts associate with transport; (g) rainwater capture and reuse; (h) water efficient fixtures and fittings; and (i) waste minimisation and recycling.	At all times	Confirm design measures demonstrate B49 (a)-(i).  Confirm submission of details to Certifier prior to commencement of construction.	This is a construction compliance report.  Condition requirement was included within UDDR section 2.3.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  This is a construction compliance report, achievement of the UDDR outcomes would only be demonstrable once the site is fully operational.  The progressive implementation and status of CoC B60 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.	Compliant
<b>B50</b>	The Development must register for a 'design' and 'as built' rating under the Infrastructure Council of Australia (ISCA) rating tool for development infrastructure.	Construction	Confirm registration of 'design' and 'as built' rating under the Infrastructure Council of Australia (ISCA) rating tool for development infrastructure.	The development is registered for 'design' and 'as built' ISCA rating.  <a href="https://www.iscouncil.org/project/Moorebank-logistics-park-as-built/">https://www.iscouncil.org/project/Moorebank-logistics-park-as-built/</a>	Compliant
<b>B51</b>	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	Construction and operation	Confirm the requirements of 4 star Green Star certification by the Green Building Council of Australia for warehouse design, construction and operation.  Cross check design against the requirements.	Green Star certification is being pursued.	Not Triggered
<b>Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings</b>					
<b>B52</b>	Prior to commencement of permanent built surface works and/ or landscaping, an Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings including plans, sections and details and supporting documentation must be submitted to the Planning Secretary for approval. Note: For the purposes of this condition, earthworks including placement of fill are not considered permanent built surface works .	Construction - Prior to commencement of permanent built surface works and/ or landscaping	Confirm the Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings including plans, sections and details and supporting documentation is submitted to the Planning Secretary for approval.  Confirm Secretary approval prior to commencement of permanent built surface works and/ or landscaping.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.  The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.	Compliant

B53	The Urban Design Development Report 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 Conditions B48, B49 and B57. Details of the consultation are to be submitted as part of the Urban Design Development Report.	Construction	Confirm consultation with GANSW has occurred.  Confirm consultation records are submitted with the Urban Design Development Report to the Secretary.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  Conditions B48, B49 and B57 are addressed in sections 2.2, 2.3 and 2.4 of the approved UDDR, respectively.	Compliant
B54	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: (a) how the objectives and principles developed in the Urban Design Development Report required under Condition B53 have been incorporated into the design; (b) the revised warehouse layout in accordance with Condition B2; and (c) compliance with the criteria specified in Conditions B59 to B74.	Construction	Confirm revised landscape and architectural drawings and design details review process includes a checklist against these requirements.	The UDDR, prepared by Reid Campbell (rev 5, 9 July 2020, Reid Campbell), was approved by DPHI on 12 August 2020.  B54 is addressed in Appendix 4.2 and 4.3 of the UDDR.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.  The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.  An additional drawing providing a 1:1000 plan for areas north of Bushmaster Avenue is intended to be provided through future UDDR implementation reporting.	Compliant
<b>Urban Design and Landscape Independent Peer Review</b>					
B55	An independent peer review report must be submitted with the Urban Design Development Report and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation.	Construction	Confirm that an Independent Peer Review Report is completed.  Confirm Independent Peer Review Report is submitted with the Urban Design Development Report and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation to the Secretary.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The independent peer review report (13 December 2019, Matthew Pullinger Architect) updated on 20 July 2021 and is provided as Appendix 4.5 of the approved UDDR.	Compliant
B56	The review must: (a) be undertaken by an expert(s) in urban design and landscaping (for example, a member of the State Design Review Panel); (b) include an assessment of the Revised Landscape Design Drawings, Revised Architectural Drawings 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 (c) include comments justifying conclusions reached in the assessment. 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.	Construction	Confirm technical expert approved by Secretary prior to engagement and commencing report.  Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The independent peer review report (13 December 2019, Matthew Pullinger Architect) updated on 20 July 2021 and is provided as Appendix 4.5 of the approved UDDR.	Compliant
<b>Landscape Design</b>					
B57	The Revised Landscape Design Drawings must demonstrate a design that generally incorporates the principles outlined in Better Placed, Greener Places and the Green Grid documents by the NSW Government Architect and the Western Sydney District Plan (March 2018) by the Greater Sydney Commission, and: (a) provide for visitor and worker amenity; (b) incorporate 'safer by design' principles; (c) use locally indigenous species; (d) be integrated with the stormwater system design set out in the Revised Stormwater Design Drawings required under Condition B4; and (e) mitigate the visual impacts of buildings and infrastructure particularly when viewed from Casula.	Construction	Confirm the review process includes a checklist against these requirements prior to submission to the Secretary.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.	Compliant
<b>Design Criteria</b>					
B58	The Revised Landscape Design Drawings and Revised Architectural Drawings and associated elements must demonstrate a design that meets the design criteria and other requirements listed in Conditions B59 to B74.	At all times	For reference.	Noted.	Compliant
<b>Staff and Visitor Facilities</b>					
B59	Pedestrian and cycle paths must: (a) be provided through the site to provide connections to Moorebank Avenue, the rail terminal office and between warehouses and the freight village; and (b) integrate with existing and planned footpaths or cycleways in the locality.	Construction	Confirm review process includes a checklist against these requirements.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  B59 is addressed in UDDR sections 3.4 and 4.2 and 4.3.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is progressively being implemented on site and was approved by DPHI on 11 November 2021.  The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.  This is a construction compliance report, achievement of the UDDR outcomes would only be demonstrable once the site is fully operational.  The progressive implementation and status of CoC B59 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.	Compliant



B60	Paths must be integrated with landscaping and include meanders to allow for canopy tree clusters and a more varied walking/ riding experience.	Construction	Confirm review process includes a checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B60 is addressed in UDDR section 4.3.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B60 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B61	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.	Construction	Confirm review process includes a checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B61 is addressed in UDDR section 4.2.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B61 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B62	Secure bicycle parking and end-of-trip facilities must provide: (a) a minimum 1 staff bicycle parking per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined); (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 (c) under cover bike storage, showers and change facilities at each warehouse sufficient to accommodate the needs of the forecast number of employees.	Construction	Confirm review process includes a checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B62 is addressed in UDDR section 4.2.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B62 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
<b>Landscaping</b>					
B63	The following minimum setbacks apply: (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 (b) 5 m setback from the western internal road to warehouse carparks. Note: See also Condition B2.	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B63 is addressed in sections 3.3 and 4.2 and 4.3.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell), are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B63 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B64	Canopy tree planting must be provided around the perimeter of the site, including the southern fill area where future warehousing is proposed.	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B64 is addressed in UDDR section 4.3.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B64 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant

B65	The southern fill area where future warehousing is proposed must be topsoiled and hydroseeded with native grasses.	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>The southern fill area is currently being, and will continue to be, constructed under separate approvals. B65 is addressed in UDDR section 4.3. This condition was in place to cover a perceived time lag between MPW S2 Earthworks (covering the whole site) and commencement of construction in MPW South which is presently being undertaken under the TISEPP.</p> <p>The Site is inspected and reported on by the CPESC in accordance with the requirements of CoC B32.</p>	Compliant
B66	Perimeter fill batters must be stabilised with vegetation.	Construction	<p>Confirm these requirements addressed in UDLP and review process.</p> <p>Regular inspections and compliance reports.</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B66 is addressed in UDDR section 4.3.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B66 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	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: Eucalyptus crebra, Eucalyptus moluccana Eucalyptus amplifolia, Eucalyptus bosistoana, Eucalyptus eugenioides, Eucalyptus tereticomis, Eucalyptus punctate, Eucalyptus baueriana, Corymbia maculata, Angophora floribunda and Angophora bakeri.	Construction	<p>Confirm these requirements addressed in UDLP and review process.</p> <p>Regular inspections and compliance reports.</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B67 is addressed in UDDR section 4.3.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B67 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B68	<p>The following minimum landscaping requirements apply:</p> <p>(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 Condition B55;</p> <p>(b) 1 canopy tree per 30 m2 of landscaped area; and</p> <p>(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 2m between rows of carparking) accepted as providing adequate shade in the peer review report required under Condition B55.</p> <p>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.</p>	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B68 is addressed in UDDR section 3.7.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B68 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
<b>Noise Walls, Retaining Walls and Fencing</b>					
B69	Perimeter and on-site detention and biofiltration/bioretenion basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire, to provide visual amenity	Construction	Confirm review process includes checklist against these requirements.	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B69 is addressed in UDDR appendix 4.3 Subsection C is addressed in Section 3.1.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B69 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B70	Boundary fencing design must allow for fauna movement where required under Condition B152(b).	Construction	<p>Confirm these requirements addressed in UDLP and review process.</p> <p>Regular inspections and compliance reports</p>	<p>Koala Management Plan (rev 3, 12 March 2020, Cumberland Ecology) was approved by DPHI on 4 May 2020.</p> <p>CoC requirement is included within section 7.4 and 8.3.5 of the KMP.</p> <p>The progressive implementation of the KMP are being reported on through quarterly reporting. The KMP Quarterly reports are operational documents.</p>	Compliant

B71	Screen fencing and planting must be provided around waste bins or other outside storage areas.	Construction	<p>Confirm these requirements addressed in UDLP and review process.</p> <p>Regular inspections and compliance reports</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B71 is addressed in UDDR appendix 4.3.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B71 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B72	Screen planting must be provided on both sides of noise walls.	Construction	<p>Confirm these requirements addressed in UDLP and review process.</p> <p>Regular inspections and compliance reports</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B72 is addressed in UDDR appendix 4.3. Screen planting has been undertaken.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B72 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B73	Retaining wall materials and colours must be of a natural appearance and incorporate landscaping.	Construction	<p>Confirm these requirements addressed in UDLP and review process.</p> <p>Regular inspections and compliance reports</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>UDDR Section 3.7.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B73 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
B74	Noise barriers must minimise visual and amenity impacts and be designed in accordance with the Noise wall design guideline – Design guideline to improve the appearance of noise walls in NSW (RMS, March 2016).	Construction	<p>Confirm visual amenity review process includes checklist against these requirements.</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B74 is addressed in UDDR appendix 4.3.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.</p> <p>The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B74 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
<b>Urban Design and Landscaping Supporting Information</b>					
B75	<p>The following must be included on, or provided with the Revised Landscape Design Drawings required under Condition B52:</p> <p>(a) irrigation systems;</p> <p>(b) planting schedule including tree and shrub species, expected mature height, planting densities and pot sizes;</p> <p>(c) soil specification and depth for landscaped areas in relation to pot sizes and species to ensure the viability of shrubs and trees;</p> <p>(d) landscaping around the southern and northern boundaries of the site; and</p> <p>(e) noise wall, retaining wall and fencing graphics and material details.</p>	Construction	<p>Confirm revised urban design and landscaping details review process includes a checklist against these requirements.</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The Revised Landscape Drawings (Issue L, 25 August 2021, Ground Ink) are included as Appendix 4.3 of the approved UDDR.</p>	Compliant
<b>Lighting</b>					
B76	Operational lighting must: <p>(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(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.</p>	Operation	<p>Confirm operational lighting design for site complies with nominated Australian Standards.</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.</p> <p>The progressive implementation and status of CoC B76 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.</p>	Compliant
<b>Signage</b>					

B77	The following signage is not permitted: (a) general advertising or moving or flashing signs; (b) west facing illuminated building signage visible from residences; and (c) internally illuminated signs that are visible from residences;	At all times	Confirm CEMP and OEMP contain restrictions to signage.  Conduct regular visual inspections and compliance reporting in construction and operational phases.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021. Condition requirement is addressed in section 4.3 of the UDDR.  The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.  This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.  The progressive implementation and status of CoC B77 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.	Compliant
B78	Signage must not occupy more than 10% of any façade or wall of a building.	At all times	Confirm signage review process includes checklist against this requirement.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  B78 is addressed in UDDR appendix 4.3.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.  This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.  The progressive implementation and status of CoC B78 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.	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.	Design, Prior to Construction	Confirm architectural designs review process includes checklist against these requirements.	The SDDR and Revised Stormwater System Design drawings (rev C, 29 April 2020, Costin Roe) was approved by DPHI on 19 May 2020.  B79 is addressed in table 3.1 of SDDR.  The addendum to the Stormwater System Design drawings (rev A, 7 April 2021) was approved on 3 June 2021 and is included as Appendix A of the approved SDDR.	Compliant
<b>Rainwater Re-use</b>					
B80	A rainwater tank(s) must be included on each warehouse, the freight village and rail terminal buildings.	Construction	Confirm these requirements addressed in the UDLP and review process.  Regular inspections and compliance reports.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  B80 is addressed in UDDR appendix 4.3.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.  This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.  The progressive implementation and status of CoC B80 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.	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.	Construction and Operation	Confirm these requirements addressed in the UDLP and review process.  Regular inspections and compliance reports.	The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.  B81 is addressed in UDDR section 3.9 and appendix 4.3.  The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.  The Revised Architectural Drawings (Issue Q, dated 7 July 2021, Reid Campbell) are included as Appendix 4.2 of the approved UDDR.  This is a construction compliance report, achievement of the UDDR outcomes would only be demonstratable once the site is fully operational.  The progressive implementation and status of CoC B81 is being reported on through quarterly UDDR reporting. The UDDR Quarterly reports are operational documents.	Compliant
<b>Landscape Maintenance</b>					
B82	Prior to commencement of operation, the Applicant must prepare a Landscape Vegetation Management Plan (LVMP) 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 Condition C5. The LVMP must include: (a) an inspection and maintenance schedule and require replacement plantings for shrubs and trees which fall at an equivalent pot size or larger; and (b) graffiti management.	Prior to operation	Preparation of LVMP by suitable person(s). Confirm LVMP writing process includes checklist against these requirements.	This compliance report relates to construction only.	Not Triggered
<b>Pest and Weed Control</b>					
B83	The Applicant must: (a) implement measures to manage pests, vermin and declared noxious weeds on the site; and (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. Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015.	At all times	Confirm CEMP includes pest and weed management measures.	Section 2.1.1 of the approved CFFMP addresses pest and weed control measures for the site.  The CFFMP (rev K, 10 March 2020, Arcadis) was approved by DPHI on 23 March 2020.  The revised CFFMP (rev Q, 18 November 2024, Aspect Environmental) is currently being implemented on site and was approved by DPHI on 23 January 2025.  Inspections continue to be undertaken.	Compliant

Traffic and Access					
B84	The Applicant is to undertake the following road infrastructure upgrades, in accordance with the specified timing requirements as set out in Table 1.	Construction		<p>Final design documentation was submitted to TNSW for approval on 14 April 2022.</p> <p>A Design Documents Certificate (MAAI-PV-CERT00) was received on 26 April 2022 (SMC Australia Pty Ltd).</p> <p>The Works Authorisation Deed was executed in June 2022. TNSW acceptance of the WAD design documents was provided on 17 June 2022.</p> <p>Construction is underway.</p> <p>Staging Report (Revision 5 dated 5 April 2024, prepared by Aspect Environmental Pty Ltd) was prepared under condition A44 of SSD-7709, it was submitted to DPHI (via portal) on 08 April 2024 and was approved by DPHI on 03 May 2024.</p> <p>The Staging Report relates to progressive occupation of warehousing with the approved phased construction and operation of the Moorebank Avenue and Anzac (Road) Intersection (MAAI) upgrade required under condition of consent (CoC) B84 not the entire precinct.</p>	Compliant
B85	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.	Construction	<p>Confirm Traffic Management Plan review includes checklist against Austroads requirements.</p> <p>Confirm submission of plan to Planning Secretary.</p>	<p>The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.</p> <p>The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.</p> <p>Moorebank Ave and Anzac Ave swept paths approved by TNSW on 24 June 2022. TNSW provided comment on manoeuvrability through site, but advised that they do not issue approval for private roads. Swept paths and manoeuvrability through site submitted to the DPHI on 5 June 2023.</p> <p>Swept Path Plans approved by DPHI on 19/02/2024 (SSD-7709-PA-224).</p>	Compliant
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.	Construction	<p>Confirm Traffic Management Plan review process includes checklist against AS2890.1-2004, AS2890.6-2009 and AS2890.2-2002 requirements.</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>B86 is addressed in UDDR section 3.1.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p>	Compliant
B87	<p><del>Existing and future utility and service infrastructure must be located outside the roadway being upgraded. 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 RMS.</del></p> <p><a href="#">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 TNSW and/or Liverpool City Council.</a></p> <p><a href="#">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 TNSW and/or Liverpool City Council with relevant Roads Act 1993 approval.</a></p>	Construction	<p>Confirm development of UDDR and CTAMP detailing these requirements for utility and service infrastructure.</p>	<p>The UDDR (rev 5, 9 July 2020, Reid Campbell) was approved by DPHI on 12 August 2020.</p> <p>The revised UDDR (rev 6, 5 March 2021, Reid Campbell) is currently being implemented on site and was approved by DPHI on 11 November 2021.</p> <p>The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.</p> <p>The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.</p> <p>Requirement is included in 1.2.1 of CTAMP and 3.9 of UDDR.</p>	Compliant
B88	<p>Road design must incorporate <u>any</u> structures for fauna movement between the Georges River riparian corridor and the Boot Land, either under or below the road, <u>that have been identified by the Management Plan as required under Condition B152.</u></p> <p>Note: See also Condition B2(l) and B152(d)</p>	Construction and operation	<p>Confirm development of UDDR and CTAMP detailing these requirements for utility and service infrastructure.</p>	<p>Koala Management Plan (rev 3, 12 March 2020, Cumberland Ecology) was approved by DPHI on 4 May 2020.</p>	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.	Construction and operation	<p>Confirm Traffic Management Plan review includes checklist against these requirements.</p>	<p>The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.</p> <p>Addressed in section 3.2.2 and Appendix B of CTAMP p.24.</p> <p>The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.</p>	Compliant
B90	Access to the ABB site must be maintained throughout construction and operation of the development.	Construction and operation	<p>Confirm Traffic Management Plan review includes checklist against these requirements.</p>	<p>The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.</p> <p>Addressed in section 3.2.4 of CTAMP p.34.</p> <p>The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.</p>	Compliant
B91	<p>The Applicant must:</p> <p>(a) consult with the owners/occupiers of the ABB site throughout construction and operation;</p> <p>(b) provide details of construction works adjacent to the ABB site prior those works occurring; and</p> <p>(c) ensure the proposal does not adversely impact overland flow paths or existing stormwater infrastructure on the ABB site.</p>	Construction and operation	<p>Confirm development of CTAMP detailing these consultation requirements for ABB.</p>	<p>The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.</p> <p>The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.</p>	Compliant
B92	<p>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.</p> <p>Note: 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.</p>	Construction and operation	<p>Confirm Traffic Management Plan review includes checklist against these requirements.</p>	<p>The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.</p> <p>The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.</p> <p>Addressed in section 3.2.4 of the CTAMP.</p>	Compliant

B93	The development is to be designed and operated so that: (a) all vehicles are wholly contained on site before being required to stop; (b) adequate parking for heavy vehicles is provided on-site to accommodate any potential delays in schedule time; (c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (d) all loading and unloading of materials is carried out on-site; and (e) site roads accommodate buses, bus infrastructure and cyclist use for employees.	Construction and operation	Confirm Traffic Management Plan review includes checklist against these requirements.	The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  Addressed in section 3.2.4 of CTAMP p.26.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
<b>RMS Supplementary Requirements</b>					
B94	The civil design and Traffic Control Signal (TCS) plans for the upgrades identified in Table 1 of Condition B84 must be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. The designs must be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). 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. RMS fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.	Construction	Confirm TCS plans are drawn by suitable person and endorsed by a suitably qualified PR actoner.  Confirm TCS review process includes checklist against Austroads Guide to Road Design.  Confirm via email documents received by RMS.  Confirm fees paid.	The WAD was executed in June 2022. TNSW acceptance of the WAD design documents was provided on 17 June 2022.  Traffic control signal plans were prepared by DM Roads and were approved by TNSW on 4 August 2022.  TNSW confirmed receipt of required fees on 30 June 2022.	Not Triggered
B95	All documentation required under Condition B94 must be sent to development.sydney@rms.nsw.gov.au.	Construction	Confirm via email documents received.	MAAI upgrade works submissions have been provided to TNSW in accordance with this condition. Required documentation was provided on 24 June 2022.  Letter from TNSW on 1 July 2022 approved construction of MAAI upgrade works commence on 28 June 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 Table 1 of Condition B84.	Prior to commencement of road upgrades	Confirm receipt of fees.	The Works Authorisation Deed was executed in June 2022.  TNSW confirmed that receipt of required fees on 30 June 2022.	Compliant
B97	The applicant must enter into a Works Authorisation Deed (WAD) with RMS for the works identified in Table 1 of Condition B84. The applicant must also dedicate as public road under the Roads Act 1993 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 Condition B84. The WAD must provide for the dedication of the required land as public road under the Roads Act 1993 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 Condition B84 cannot be opened for use by traffic unless all required land has been dedicated as public road in accordance with this condition.	Construction	Confirm Works Authorisation Deed entered into with RMS addresses these requirements.	The WAD was executed in June 2022. The executed WAD includes an agreement with TNSW providing for dedication of land as a public road.	Not Triggered
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.	Construction	Confirm Works Authorisation Deed entered into with RMS addresses these requirements.	The WAD was executed in June 2022. The executed WAD includes an agreement with TNSW providing for dedication of land as a public road for the maintenance of traffic control signals and associated infrastructure. Road dedication has not yet occurred.	Not Triggered
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.	Construction	Confirm relevant approvals have been received.	The WAD was executed in June 2022.  Traffic Signals at Moorebank Avenue and Anzac Road Moorebank Stamped Plans approved by TNSW on 29/10/2024.	Compliant
B100	All works associated with signposting along Moorebank Avenue must be approved by RMS.	Construction	Confirm RMS approval prior to works.	The WAD was executed in June 2022.	Not Triggered
B101	The works associated with traffic signals and road upgrade works are to be designed and delivered at no cost to TNSW or RMS.	Construction	For reference.	Noted.	Not Triggered
B102	The Applicant must pay all costs incurred by Council and/ or RMS in relation to public road dedication of Commonwealth owned land.	Construction	Confirm fees have been paid.	Not triggered for this reporting period, road dedication has not yet occurred.  TNSW costs will be paid subject to receipt of cost details under the WAD for the MAAI upgrade works, and Council costs will be paid subject to receipt of cost details under relevant agreements for the MAAI upgrade works.  The WAD was executed in June 2022.	Not Triggered
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.	Prior to road construction works commencing	Confirm Interface and Access Deed with RMS and Interlink prior to construction addressing these traffic and access requirements.	Road works have yet to commence.  An Interface and Access deed is not required, as no works will occur within Lots 3 and 4 in Deposited Plan 1063765.	Not Triggered
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.	Construction and operation	Confirm submission of staging plan to RMS.  Confirm staging plan review process includes checklist against these requirements.	The WAD was executed in June 2022. Attachment G includes Works Phasing Plans.	Compliant

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).	Construction	Confirm any works undertaken under these conditions have consent.	The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.  WAP No.00129711 (Transurban/M5SW, 18/12/2023) and WAP No.00131586 (Transurban/M5SW, 07/03/2024).  Approval of MAAI Stormwater drainage at northern Tie In (SMEC, 13/10/2023).	Not Triggered
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. Note: Contact is to be made to Matthew Messina, Commercial Manager Motorway Partnerships and Planning on 02 8588 4119	Construction	Confirm relevant approvals have been received from RMS.	The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.  WAP No.00129711 (Transurban/M5SW, 18/12/2023) and WAP No.00131586 (Transurban/M5SW, 07/03/2024).  Approval of MAAI Stormwater drainage at northern Tie In (SMEC, 13/10/2023).	Not Triggered
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.	Construction	Confirm staff/contractors are inducted and have completed permit for works under these conditions.	Motorway Access Permits are being obtained by staff and contractors as required.  Works Authorisation Permit (00138969) 03-30 November 2024 identifies inducted personnel.  Works Authorisation Permit (00137362) 11-30 September 2024 identifies inducted personnel.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	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.	Construction	Confirm receipt of Road Occupancy Licence.	Road works have yet to commence. This condition is satisfied through execution of the WAD. The WAD was executed in June 2022.  The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
B109	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	Construction	Confirm approval from RMS where construction zones required to be established on Moorebank Ave.	TNSW approval for the establishment of construction zone has been sought prior to the commencement works within Moorebank Avenue road reserve.  No construction zone is currently in place for Moorebank Avenue.	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.	Construction	For reference.	Noted.	Not Triggered
<b>Interim Operational Site Access</b>					
B110a	Until operational access to the site is provided (that is, as part of the Moorebank Ave 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.  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 B112C.	Operation	Confirm location of operational site access prior to the commencement of operations, or an alternative as agreed with TNSW.	This compliance report relates to construction only.	Not Triggered
<b>Road Safety Audit</b>					
B111	Prior to commencement of any works, the Applicant must undertake a Road Safety Audit for heavy vehicle movements associated with the importation of fill, for construction vehicle swept paths in and out of the development site via the proposed construction access points along Moorebank Avenue, and for motorists and construction vehicle movements along Moorebank Avenue during the staged road upgrade works identified in Table 1.  The Road Safety Audit must be prepared by an independent TNSW accredited road safety auditor in accordance with the relevant Austroads guidelines to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed construction access arrangements and affected vehicle movements.	Prior to construction	Confirm engagement of accredited TNSW road safety auditor.  Confirm Road Safety Audit completed in accordance with these requirements.	The Moorebank Avenue Heavy Vehicle Access - Design RSA (16 July 2020) was prepared by ARRB.	Compliant
B112	The Applicant must recommend corrective actions for the identified safety issues and propose appropriate traffic management measures outlined in the Road Safety Audit (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, TNSW and RMS.	Prior to construction	Confirm recommendations are made with the approval of relevant road authority.  Confirm proposed traffic management measures are submitted to Planning Secretary, TNSW and RMS.	The Moorebank Avenue Heavy Vehicle Access - Design RSA (16 July 2020) was prepared by ARRB.  The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
B112a	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. The Road Safety Audit must be prepared by an independent TNSW accredited road safety auditor in accordance with the relevant Austroads guidelines and TNSW's Guidelines for Road Safety Audit Practices to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed operational access arrangements and affected vehicle movements.  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.	Prior to occupation	Confirm Road Safety Audit (RSA) undertaken prior to the occupation of any warehouse.  Confirm RSA undertaken by an independent TNSW accredited road safety auditor in accordance with relevant guidelines.	Construction Site Access Design Road Safety Audit (ARRB: 016676, 25/03/2021).  RSA Final Report (22/03/2023, ARRB).  Moorebank Avenue: MAAI Stage 1A (Samsa Consulting, 05/2023 re Bapaume Road, Moorebank).  RSA accepted by DPHI on 11/07/2023 (PA-SSD-7709-PA-215).  Moorebank Avenue : MAAI Phase 2A (Samsa Consulting, 03/2024 re Anzac Road (MAAI) Works.  RSA was accepted by DPHI on 04/07/2024 (PA-SSD-7709-PA319).	Not Triggered

<b>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 TNSW.	Prior to occupation	Confirm any corrective actions arising from RSA are made with the approval of the relevant road authority.  Confirm details of corrective actions submitted to Planning Secretary and TNSW.	Pre-opening Road Safety Audit completed on the 22/03/2023 (ARRB, Project No. 01390) and submitted to DPHI on 28/04/2023.  Appendix A includes proposed actions to address suggested actions.	Not Triggered
<b>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.	Prior to occupation	For reference.	This compliance report relates to construction only.	Not Triggered
<b>Construction Traffic and Access Management Plan</b>					
<b>B113</b>	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 TNSW and RMS.	Prior to construction	Confirm consultation with Council has been undertaken.  Confirm endorsement from TNSW and RMS prior to submission to Secretary for approval.  Confirm Secretary approval prior to commencement of construction.	The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
<b>B114</b>	The CTAMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, 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, NSW Government 20 Moorebank Intermodal Precinct West - Stage 2 Department of Planning and Environment (SSD 7709) (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 Condition B89, and (iv) management system for over sized vehicles; (c) access and parking arrangements; and (d) detail procedures for notifying residents and the community of any potential traffic disruptions.	Prior to construction	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	The CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
<b>B115</b>	Two lanes (one in each direction) of traffic on Moorebank Avenue must be available at all times during construction, unless otherwise approved by RMS.	Construction	Confirm CEMP includes this provision.	This is addressed in Section 3.5 of the CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
<b>B116</b>	All construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	Construction	Confirm CEMP includes this provision.	This is addressed in Section 3.5 of the CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
<b>B117</b>	All vehicles must enter and leave the site in a forward direction.	Construction	Confirm CEMP includes this provision.	This is addressed in Section 3.5 of the CTAMP (rev I, 25 March 2020, Arcadis) was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
<b>Operational Traffic and Access Management Plan</b>					
<b>B118</b>	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), TNSW and RMS.	Prior to operation	Confirm consultation with Council, TNSW and RMS has been undertaken prior to submission to the Secretary for approval.  Confirm Secretary approval prior to commencement of operation.	This compliance report relates to construction only.	Not Triggered
<b>B119</b>	The OTAMP must form part of the OEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6, the OTAMP must: (a) detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; (b) detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network; (c) detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; and (d) set out a framework and procedures for data collection required to prepare the Biannual Trip Origin and Destination Report required under Condition B120 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.	Prior to operation	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	This compliance report relates to construction only.	Not Triggered
<b>B120</b>	<b>Biannual Trip Origin and Destination Report</b> Each six months following commencement of operation, the Applicant must prepare a Biannual Trip Origin and Destination Report (in a format agreed with TNSW and RMS) that advises: (a) the total number of actual and standard twenty foot equivalent shipping containers despatched and received during the period; (b) the number of actual and standard twenty foot equivalent shipping containers transported to and from the site by rail during the period; (c) actual hours of operation for the truck gate listing days and hours of operation; (d) records of vehicle numbers accessing the site including a record of heavy vehicle entry by date and approximate time; (e) direction of travel into and out of the site for light vehicle on a representative day; and (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. A copy of the report required under Condition B120 is to be submitted to the Planning Secretary, TNSW and RMS within one month of its preparation.	6 monthly during operations	Confirm Biannual Trip Origin and Destination Report is completed and cross checked against CoC B120 requirements.  Confirm report is submitted to Secretary, TNSW and RMS within one month of its preparation.	This compliance report relates to construction only.	Not Triggered



Traffic Audit					
B120a	<p>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:</p> <p>(a) verification of actual traffic movements against condition A15A;</p> <p>(b) assessment of the traffic performance of the project against the predictions made in EIS, RTS and consolidated assessment clarification responses;</p> <p>(c) consideration of the results of the traffic monitoring during a representative period nominated by the auditor;</p> <p>(d) review of compliance with the approved access routes and performance measures prescribed under this consent;</p> <p>(e) consideration of any traffic-related issues raised by TNSW and Council; and</p> <p>(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.</p> <p><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></p>	Within 90 days of trigger events	<p>Confirm engagement of a suitably qualified person approved by the Planning Secretary.</p> <p>Confirm the traffic audit completed in accordance with these requirements.</p>	Not triggered.	Not Triggered
B120b	<p>Traffic Audits under condition B120A are required to be undertaken within 90 days of the following trigger events:</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>	Within 90 days of trigger events	For reference.	Not triggered.	Not Triggered
B120c	<p>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.</p> <p>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.</p>	Within 28 days of conducting Traffic Audit	<p>Confirm the provision of the traffic audit report to the Planning Secretary within the required timeframe.</p> <p>Confirm required additional detail provided where the audit identifies a non-compliance.</p>	Not triggered.	Not Triggered
B120d	<p>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.</p>	Operation	For reference.	Not triggered.	Not Triggered
Workplace Travel					
B121	<p>Prior to the issue of any Occupation Certificate, the Applicant must prepare a specific Workplace Travel Plan and submit it to the Planning Secretary for information. The Workplace Travel Plan must be developed in consultation with TNSW and outline facilities and measures to promote public transport usage, including:</p> <p>(a) 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;</p> <p>(b) 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</p> <p>(c) consideration of extension of the 901 bus service and new bus stop locations if required.</p>	Prior to issue of Occupation Certificate	<p>Confirm consultation with TNSW has occurred.</p> <p>Confirm submission of Workplace Travel Plan to Secretary.</p>	<p>The Workplace Travel Plan (WHs 5&amp;6) was submitted to DPHI for information on 24/04/2023.</p> <p>The Workplace Travel Plan (revision 8, 06/03/2024) includes updated details for N1 and N2 tenants, and was acknowledged by DPHI on 29/05/2024.</p>	Compliant
B122	<p>The Applicant must provide an annual report on employee numbers to the Department, TNSW 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.</p>	Commencing one year after commencement of operation of the IMT facility and for up to 5 years from occupation of the final warehouse building	Confirm submission of annual report to Department, TNSW and RMS.	This compliance report relates to construction only.	Not Triggered
B123	<p>The Applicant and each occupant/operator must implement the most recent version of the Workplace Travel Plan for the duration of the development.</p>	At all times	<p>Confirm each occupant/operator receives a copy of the Workplace Travel Plan.</p> <p>Record correspondence to all occupants/operators that they are to implement the Workplace Travel Plan.</p>	This compliance report relates to construction only.	Not Triggered
Driver Code of Conduct					

B124	The Applicant must prepare and submit a Driver Code of Conduct to the Secretary which includes the following measures to minimise impacts: (a) adherence to specified transport routes, including no heavy vehicle access to and from Cambridge Avenue; (b) acceptable delivery hours; (c) no extended periods of engine idling; (d) avoiding queuing in or around the site; (e) compliance with site speed limits; (f) limiting the need for reversing on site; and (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.	Construction	Confirm Driver Code of Conduct review process includes a checklist against these requirements prior to submission to the Secretary for approval.	The Driver Code of Conduct is Appendix C of the CTAMP (rev 1.25 March 2020, Arcadis) and was approved by DPHI on 23 April 2020.  The revised CTAMP (rev Q, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
<b>Construction Hours of Work</b>					
B125	The Applicant must comply with the hours detailed in Table 2.	Construction	Confirm working hours are included in CEMP.  Confirm inclusion of working hours in inductions and toolbox talks.  Periodic review of actual start and finish times.	The revised CEMP (rev U, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented..  Working hours are communicated to the workforce in site inductions as addressed in section 1.3.4 of CEMP.  Working hours are also included in the combined CNVMP (rev 7, 29 January 2020, Renzo Tonin & Associates) which was approved by DPHI on 7 February 2020.  The revised CNVMP (rev 18, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
B126	Except as permitted by an EPL, activities resulting in highly noise intensive works (including impulsive or tonal noise emissions) must only be undertaken: (a) between the hours of 8:00 am to 5:00 pm Monday to Friday; (b) between the hours of 8:00 am to 1:00 pm Saturday; and (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. Note 1: 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. Note 2: Section 4.42(1)(e) of the EP&A Act requires that an EPL be substantially consistent with this approval. Out-of-hours works considered under Condition B127 must be justified and include an assessment of mitigation measures.	Construction	*See B125	Highly noise-intensive working hours are included in the CNVMP (rev 7, 29 January 2020, Renzo Tonin & Associates) was approved by DPHI on 7 February 2020.  The revised CNVMP (rev 18, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.  Addressed in section 1.3.4.1 of CEMP.	Compliant
B127	Construction outside of the hours identified in Condition B125 may be undertaken in any of the following circumstances: (a) works that are inaudible at the nearest sensitive receivers; (b) where a negotiated agreement has been arranged with affected receivers; (c) works agreed to in writing by the Planning Secretary; (d) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; (e) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm; or (f) works associated with: 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 ii. any other construction works on the site where they are undertaken Cut-off Hours must be in accordance with the approved Out-of-Hours Work Protocol (OOWP) required under condition B135.	Construction	*See B125	7 OOHW were undertaken during the reporting period;  - OOHW 46 (BMD 067) 01/01/2024- 30/06/2024 - Investigation and installation of utilities in Bapaume Road, Moorebank Avenue and Anzac Road. Asphalt milling and resheeting. Commissioning of services. - OOHW 47 (JHR 60) 01/09/2024 - 31/09/2024. Signalling works. - OOHW 48 (BMD 068) 01/07/2024 - 30/09/2024. Investigation and installation of utilities in Bapaume Road, Moorebank Avenue and Anzac Road. Asphalt milling and resheeting. Commissioning of services. - OOHW 49 (JHR 61) 24/08/2024 - 01/09/2024. Grading works old JHR compound. - OOHW 50 (Vaughan Civil) 01/09/2024 - 01/10/2024. 33kV trenching and compacting. - OOHW 51 (JHR 62) 14/09/2024 - 15/09/2024. Possession - signalling works. - OOHW 52 (BMD 69) 01/10/2024 - 19/12/2024. Investigation and installation of utilities in Bapaume Road, Moorebank Avenue and Anzac Road.	Compliant
B128	Blasting is not permitted on the site.	Construction	*See B125	No blasting activities are proposed.	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 Appendix 1 (as detailed in the EIS and RIS Noise and Vibration Impact Assessment modelling).	Prior to operation	Confirm operation commencement date.  Confirm noise wall in place prior to any operation.	Erection of the noise wall has been completed, screening vegetation remains ongoing.	Compliant
<b>Hours of Operation</b>					
B130	The permitted hours of operation are detailed in Table 3.	Operation	Confirm working hours are included in OEMP.  Confirm inclusion of working hours in inductions and toolbox talks.  Periodic review of actual start and finish times.	This compliance report relates to construction only.	Not Triggered
<b>Intermodal Terminal Operational Noise Limits</b>					
B131	<del>The Applicant must ensure that 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) does not exceed the noise limits in Table 4.</del>	Operation	Confirm noise monitoring in included in the OEMP.	This compliance report relates to construction only.	Not Triggered
<b>Operation of Rail terminal, Locomotives and Wagons</b>					

B132	Terminal and rail port shuttle operations must comply with the following: (a) best practice plant for the intermodal terminal facility, including electronic automated container handling equipment or equipment with equivalent sound power levels; (b) 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); (c) 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); (d) 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 (e) 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.	Operation	Confirm review process includes a checklist against these requirements prior to operation commencing.	This compliance report relates to construction only.	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 conditions B140-B143, 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.	Operation	Confirm inclusion of site noise monitoring in OEMP. Review complaints register and incident register.	This compliance report relates to construction only.	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).	Construction	Review consistency of CNVMP against the guidelines contained in the ICNG (DECC, 2009) prior to submission to the Secretary for approval. Confirm Secretary approval prior to commencement of construction.	The CNVMP (rev 7, 29 January 2020, Renzo Tonin & Associates) was approved by DPHI on 7 February 2020. The revised CNVMP (rev 18, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
B135	The CNVMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the CNVMP must include: (a) identification of the work areas, site compounds and internal access routes; (b) identification of the type and number of plant and equipment expected on site at the same time; (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; (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); (e) Identification of any construction activities predicted to exceed NMLs; Note: The ICNG identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML. (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 (g) an Out-of-hours Work Protocol for the assessment, management and approval of works <del>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</del> outside of the hours identified in Condition B125. The Out-of-hours Work Protocol must include: (i) detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria, (ii) provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments, and (iii) include proposed notification arrangements.	Construction	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	The CNVMP (rev 7, 29 January 2020, Renzo Tonin & Associates) was approved by DPHI on 7 February 2020. The revised CNVMP (rev 18, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	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).	Operation	Confirm Secretary approval prior to commencement of operation.	This compliance report relates to construction only.	Not Triggered
B137	The ONMP must form part of the OEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6, the ONMP must include monitoring and reporting as required under Conditions B139, B140 and B141.	Operation	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	This compliance report relates to construction only.	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 Table 4.	Prior to construction of the freight terminal, freight village and each warehouse.	Confirm submission of Noise Assessment for Mechanical Plant and other noisy equipment to Secretary.	<p>Woolworths Moorebank National Distribution Centre, Moorebank - Acoustic Certification of Condition B138 of SSD 7709, prepared by Renzo Tonin &amp; Associates, dated 22 September 2021.</p> <p>Woolworths Moorebank Regional Distribution Centre, Moorebank - Acoustic Certification of Condition B138 of SSD 7709, prepared by Renzo Tonin &amp; Associates, dated 20 December 2021.</p> <p>Noise assessment report for Warehouse 6 (JN) was submitted to the DPHI on 18 October 2021.</p> <p>Noise assessment report for Warehouse 5 (JR) was submitted to the DPHI on 21 December 2021.</p> <p>Consultant Advice Note (DDEG, 6/07/2023) Mechanical Equipment assessment for WH N1 and N2 was submitted to the DPHI on the 18/03/2024. Attempts were made to submit the documentation to the Planning Portal at an earlier date, however the portal was down.</p>	Compliant
B139	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 Monitoring Report for Mechanical Plant 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.	Within 2 months of commencement of operation	<p>Confirm suitably qualified and experienced person available to complete monitoring.</p> <p>Confirm submission of Monitoring Report for Mechanical Plant to Secretary within 2 months of operation commencing.</p>	This compliance report relates to construction only.	Not Triggered

Site Noise Monitoring and Reporting					
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 Operational Noise Monitoring to compare actual noise performance of the project against predicted noise performance and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> <li>(a) noise monitoring to assess compliance with the predicted operational noise levels and the noise limits specified in Table 4;</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 Condition A3;</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 Condition A3, 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>	Within 12 months of commencement of operation	<p>Confirm implementation of operational noise monitoring as per the approved Program (B139) and development of Report to include these requirements.</p> <p>Regular compliance inspections / reporting.</p>	This compliance report relates to construction only.	Not Triggered
B140A	<p>The Applicant is to conduct noise impact monitoring and residual noise impact mitigation in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) the Applicant is to engage a Suitably Qualified and Experienced Acoustic Engineer to undertake a noise survey at R1 No. 9 Casula Road, Casula (or an equivalent location if access is denied). Evidence of access being sought and access being denied must be provided to the Planning Secretary before surveying is undertaken at an equivalent location;</li> <li>(b) the noise survey must be undertaken not less than three months and not more than six months from commencement of operation;</li> <li>(c) the noise survey is to be conducted in accordance with the Noise Policy for Industry ((NPI) EPA 2017) to determine:</li> <li>(d) the noise survey must be both attended and unattended. The attended survey must be for a period of 4 contiguous hours in a single day, evening and night-time period conducted on days when the Precinct is likely to be operating at maximum capacity at the time. The unattended survey must be conducted for a period of 7 contiguous days not adversely affected by weather and must include the days of the attended surveys;</li> <li>(e) a copy of the results of the noise survey must be provided to the Planning Secretary for information within one month of completion of the survey;</li> <li>(f) if the noise survey identifies an exceedance arising from use of the Precinct of the LAeq, 15min and the LAFmax noise limits specified in condition B140A (the residual noise impacts), the Applicant is to conduct an assessment as follows:</li> <li>(i) outlining and justifying the application of the approach to "sustained" exceedance having regard to the number of observed exceedances;</li> <li>(ii) the identification of the likely source(s) of the residual noise impact;</li> <li>(iii) an assessment of the significance of the LAFmax noise level events in accordance with Section 2.5 of the NPI;</li> <li>(iv) an assessment of the significance of the residual noise impacts in accordance with Table 4.1 of Section 4 of the NPI;</li> <li>(v) the feasible and reasonable source and pathway noise mitigation measures that have been implemented in respect of the source(s) of the residual noise impacts;</li> <li>(vi) any further feasible and reasonable transmission pathway noise mitigation measures which are capable of being adopted to reduce residual noise impacts;</li> <li>feasible and reasonable receiver based treatments which can be offered to affected property owners in accordance with Table 4.2 of Section 4 of the NPI;</li> <li>(vii) an assessment of whether there are additional residential properties in Casula other than R1 which are considered to also be affected by residual noise impacts and the preparation of a list of property addresses of those properties likely to be affected;</li> <li>(ix) within 3 months of the attended noise survey, the preparation of a Preliminary Residual Noise Impact Report summarising the findings including a draft Proposal for At Property Noise Mitigation Plan for R1 and submit a copy of the report to the Planning Secretary for information;</li> <li>(g) in respect of the properties identified in (f) above, and within 12 months of the Residual Noise Impact Report being completed (or as otherwise agreed by the Planning Secretary), the Applicant is to complete a Residual Noise Impact Mitigation Plan to investigate and assess feasible and reasonable receiver based treatments for those properties and detail a Proposal for At Property Noise Mitigation Plan for each property in accordance with subclauses (a)-(d), and provide a copy of these plans to the Planning Secretary for information.</li> <li>(h) for all properties identified in the Residual Noise Impact Mitigation Plan as requiring feasible and reasonable receiver based treatments, the Applicant must:</li> <li>(i) liaise with identified owners of properties;</li> <li>(ii) provide the owners with a copy of the Proposal for At Property Noise Mitigation Plan for their respective property;</li> </ul>	Operation	<p>Confirm noise monitoring undertaken within prescribed timeframes.</p> <p>Confirm reporting submitted to relevant stakeholder within prescribed timeframes.</p> <p>Regular compliance checks / reports.</p>	This compliance report relates to construction only.	Not Triggered

	<p>(iii) within 3 months of the Plan being completed, make an offer to the respective owners to affect the receiver based treatments specified in the Proposal for At Property Noise Mitigation Plan within an agreed time line;</p> <p>(iv) if an agreement is reached with the property owner, execute the recommended mitigation treatment at no cost to the property owner, within an agreed time.</p> <p>(i) the Applicant must provide to the Planning Secretary a copy of the reports and plans identified in this condition with a summary of the state of agreements reached with property owners, and a summary of the execution of at source, in transmission pathway and at receiver mitigation every 6 months commencing from the completion of the Plans required at (g) until all mitigations are completed;</p> <p>(j) at 12 monthly intervals, until a date which is 12 months after the Site has become fully operational (as determined with the Planning Secretary's agreement), commencing 12 months after the completion of the first noise survey, the Applicant must engage a Suitably Qualified and Experienced Acoustic Engineer to undertake a further noise survey, assessment and report at R1 No. 9 Casula Road, Casula (or an equivalent location if access is denied) following the process in clauses (a)-(e) to determine whether there has been a substantial change in the noise levels specified in (c). Where such a substantial change has occurred, the plans referred to in (g) must be updated and the requirements in (h)-(i) must be implemented in respect of properties which have not been offered noise mitigation treatment to date; and</p> <p>(k) a copy of all reports and plans required under (j) are to be provided to the Planning Secretary within the relevant timelines prescribed under sub clauses (e), (f) ix, (g) and (i).</p> <p><b>Note:</b> In respect of requirements in this condition being in common with those in condition B140, the information that is common may be used to satisfy the requirements of both conditions.</p>				
	<b>Rail Noise Monitoring and Reporting</b>				
<b>B141</b>	<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> <p>(a) time and date of freight train passbys;</p> <p>(b) imagery or video to enable identification of the rolling stock during the day and night;</p> <p>(c) LAeq(15hour) and LAeq(9hour) from rail operations; and</p> <p>(d) LAF(max) and SEL of individual train passbys, measured in accordance with ISO3095; or</p> <p>(e) other alternative information as agreed with, or required by, the Planning Secretary.</p> <p>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.</p>	Operation	<p>Confirm installation and maintenance of rail noise monitoring system to include these requirements.</p> <p>Confirm noise monitoring results / live data are made available on website within set timeframes.</p> <p>Regular compliance checks / reports.</p>	<p>This compliance report relates to construction only.</p>	Not Triggered
<b>B142</b>	<p>Prior to the commencement of operation, the Applicant must submit to the Planning Secretary for approval, justification supporting the appropriateness of the location for rail noise monitoring, 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.</p>	Prior to operation	<p>Confirm submission to Planning Secretary.</p> <p>Confirm Noise and Vibration Management Plan review process includes checklist for noise monitoring locations.</p>	<p>This compliance report relates to construction only.</p>	Not Triggered
<b>B143</b>	<p>From the commencement of operation, the Applicant must provide an annual Rail Noise Monitoring Report 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.</p> <p>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.</p>	Operation	<p>Confirm annual submission of Rail Noise Monitoring Report to Planning Secretary.</p>	<p>This compliance report relates to construction only.</p>	Not Triggered
	<b>Aboriginal Sites</b>				
<b>B144</b>	<p>A Salvage Strategy must be developed in consultation with OEH and with relevant Registered Aboriginal Parties prior to any impacts on Aboriginal objects and sites.</p>	Prior to Construction	<p>Confirm Salvage Strategy has been developed.</p>	<p>The Aboriginal Cultural Heritage Salvage Strategy (rev 15, 21 January 2020, Artefact Heritage) has been prepared in consultation with RAPs and OEH, and was submitted to DPHI for information on 17 January 2020.</p>	Compliant
<b>B145</b>	<p>The scar tree portions of Aboriginal sites MA6 &amp; MA7 are to be removed by a qualified arborist and relocated to a suitable area identified in consultation with Registered Aboriginal Parties.</p>	Prior to Construction	<p>Confirm engagement of qualified arborist and removal of scar trees in consultation with RAPs.</p>	<p>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.</p>	Compliant
<b>B146</b>	<p>Staged salvage excavation of selected areas should be conducted in consultation with Registered Aboriginal Parties. These stages include:</p> <p>(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</p> <p>(b) open area salvage excavation, targeting the artefact concentrations at MA10 and MA14, as well as any additional artefact concentrations identified during (a) above.</p>	Construction	<p>Confirm staged salvage excavation conducted in consultation with RAPs and includes these requirements.</p>	<p>The Aboriginal Cultural Heritage Salvage Strategy (rev 15, 21 January 2020, Artefact Heritage) has been prepared in consultation with RAPs and OEH, and was submitted to DPHI for information on 17 January 2020.</p>	Compliant
<b>B147</b>	<p>Following completion of salvage, the Applicant must prepare an Aboriginal Cultural Heritage Salvage Report (ACHSR) 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.</p>	Construction	<p>Confirm Aboriginal Cultural Heritage Salvage Report has been prepared.</p> <p>Confirm review process includes checklist against guidelines, standards or OEH requirements.</p> <p>Confirm submission to Planning Secretary, OEH, relevant Council(s) and Registered Aboriginal Parties within timeframe.</p>	<p>Final Aboriginal Heritage Compliance Report (Artefact, 13/06/2023).</p> <p>Submitted to: Planning Secretary- 28/06/2023 OEH - 30/08/2023 Council- 27/06/2023 RAPs- 15/06/2023.</p>	Not Triggered
	<b>Aboriginal Items or Objects</b>				
<b>B148</b>	<p>If any Aboriginal object of Aboriginal place is identified on site, or suspected to be on site (other than those identified in the EIS):</p> <p>(a) all work in the immediate vicinity of the object or place must cease immediately;</p> <p>(b) a 10 m wide buffer area around the object or place must be cordoned off; and</p> <p>(c) OEH must be contacted immediately.</p>	Construction	<p>Confirm inclusion of the unexpected finds protocol as part of the approved ACHMSP.</p> <p>Confirm content inclusion in training, induction and pre-work start-ups or toolbox talks.</p> <p>Review incident register.</p>	<p>The Aboriginal heritage unexpected finds protocol is located in Appendix D of the CEMP (rev J, 14 January 2020) which was approved by DPHI on 23 January 2020.</p> <p>The revised CEMP (rev U, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.</p> <p>There were no Aboriginal heritage unexpected finds at the site during the reporting period.</p>	Not Triggered

B149	Work in the immediate vicinity may only recommence if: (a) the object or place is confirmed by OEH upon consultation with the Registered Aboriginal Parties, not to be an Aboriginal object or Aboriginal place; or (b) an Aboriginal Cultural Heritage Management Plan is prepared in consultation with the Registered Aboriginal Parties and OEH to include the object or place and appropriate measures in respect of it, and the Plan is approved by the Planning Secretary; or (c) OEH is satisfied as to the measures to be implemented in respect of the object or place and makes a written direction in that regard.	Construction	Where triggered, confirm written approval from OEH has been obtained.	There were no Aboriginal heritage unexpected finds at the site during the reporting period.	Not Triggered
<b>Non Indigenous Heritage</b>					
B150	If any unexpected archaeological relics are uncovered: (a) all work in the immediate vicinity of the find must cease immediately; (b) OEH Heritage Division must be notified; (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 (d) where required, a Management Strategy is to be developed and implemented in consultation with the OEH Heritage Division.	Construction	Confirm inclusion of the unexpected finds protocol as part of the approved ACHMSP.  Confirm content inclusion in training, induction and pre-work start-ups or toolbox talks.  Review incident register.	During non-destructive investigations on the corner of Moorebank Ave and Anzac Rd an unexpected find (relic) was discovered. In accordance with the approved MPW Stage 2 Unexpected Finds Protocol all work stopped at the location and a 10m exclusion fence was erected. DPHI was notified by the Applicant on 19 June 2024 requesting approval for commencement of works. LCC and City of Liverpool District Historical Society were provided with the assessment conducted by the Development's Archaeologist on 18 June 2024 and 20 June 2024 and a s146 - Discovery of relic notification was submitted to OEH on 23 July 2024.  The non-indigenous heritage unexpected finds protocol is located in Appendix D of the CEMP (rev J, 14 January 2020) which was approved by DPHI on 23 January 2020.	Compliant
B151	Work in the immediate vicinity of the find may only recommence on the advice of the project archaeologist.	Construction	Where triggered, confirm written approval from project archaeologist has been obtained.	During non-destructive investigations on the corner of Moorebank Ave and Anzac Rd an unexpected find (relic) was discovered. In accordance with the approved MPW Stage 2 Unexpected Finds Protocol all work stopped at the location and a 10m exclusion fence was erected. DPHI was notified by the Applicant on 19 June 2024 requesting approval for commencement of works. LCC and City of Liverpool District Historical Society were provided with the assessment conducted by the Development's Archaeologist on 18 June 2024 and 20 June 2024 and a s146 - Discovery of relic notification was submitted to OEH on 23 July 2024.	Compliant
<b>Biodiversity</b>					
B152	Prior to clearing of native vegetation, a Koala Management Plan (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: (a) make reference to A review of koala tree use across New South Wales (OEH 2018); (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); (c) include commitment to retain Koala use trees on site in line with phased earthworks (see e.g. Condition B40); (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; (e) include details on koala habitat rehabilitation/ restoration within the identified habitat corridors; and (f) include other measures to minimise the risk of harm to koalas.	Prior to clearing native vegetation	Confirm Office of Environment and Heritage (OEH) consulted during KMP development.  Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	The Koala Management Plan (rev 3, 12 March 2020, Cumberland Ecology) was approved by DPHI on 4 May 2020.	Compliant
<b>Construction Flora and Fauna Management</b>					
B153	The Applicant must: (a) ensure that no more than 42.89 hectares of native vegetation is cleared for the development; and (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.	Construction	Confirm development of KMP by suitably qualified person and provide evidence of qualifications and experience. Confirm OEH consulted during KMP development.  Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	Contractor aerial image tracking confirms that total amount of clearing for the development has not exceeded 42.89 ha.  The CFFMP (rev K, 10 March 2020, Arcadis) was approved by DPHI on 23 March 2020.  The revised CFFMP (rev Q, 18 November 2024, Aspect Environmental) was approved to DPHI on 23 January 2025 and is currently being implemented.  No clearing of native vegetation has been undertaken during the reporting period.  During the reporting period the MPW S2 Environmental Representative identified that sections of the biobanking area had not been delineated with flagging along the western boundary as required by the MPW S2 Construction Flora and Fauna Management Plan. The identified exclusion flagging had been previously installed but was in need of maintenance. As the damaged flagging was identified by the ER in July 2024 and remains an open item in the ER monthly reporting at the time of writing, this is being reported as a non-compliance against CoC B153. Flagging has been reinstated along the Western boundary and this non-compliance is considered closed.	Non-Compliant
B154	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFFMP) and submit it to the Planning Secretary for approval. The CFFMP must be developed in consultation with OEH.	Prior to clearing native vegetation	Confirm OEH consulted during CFFMP development.  Confirm Secretary approval prior to clearing native vegetation.	The CFFMP (rev K, 10 March 2020, Arcadis) was approved by DPHI on 23 March 2020.  The revised CFFMP (rev Q, 18 November 2024, Aspect Environmental) was approved to DPHI on 23 January 2025 and is currently being implemented.	Compliant
B155	The CFFMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the CFFMP must include the following: (a) measures to minimise the loss of key fauna habitat including tree hollows and koala feed trees; (b) measures to minimise the impacts on fauna on site; and (c) measures to ensure biodiversity values not intended to be impacted are protected including mapping of protected/ 'no-go' areas. Note: 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.	Construction	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	The CFFMP (rev K, 10 March 2020, Arcadis) was approved by DPHI on 23 March 2020.  The revised CFFMP (rev Q, 18 November 2024, Aspect Environmental) was approved to DPHI on 23 January 2025 and is currently being implemented.	Compliant

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.	Prior to construction	Confirm undertaking of pre-clearing surveys and inspections under guidance of suitably qualified and experienced ecologist.	Clearing protocol is located in Appendix B of the CFFMP (rev K, 10 March 2020, Arcadis) which was approved by DPHI on 23 March 2020.  The revised CFFMP (rev Q, 18 November 2024, Aspect Environmental) was approved to DPHI on 23 January 2025 and is currently being implemented.  No clearing of native vegetation has been undertaken during the reporting period.	Compliant
B157	Prior to any impact on the species to be offset, the Applicant must retire biodiversity credits specified in Table 5 and Table 6. The retirement of credits must be carried out in accordance with the NSW Biodiversity Offsets Policy for Major Projects (OEH 2014).	Prior to construction	Confirm retirement of biodiversity credits in Table 5 and 6 prior to any impact on species to be offset, in accordance with OEH policy.	All credits required for impacts under the MPW Stage 2 Development Consent have been retired.  MPW Stage 2: Biobanking credit retirement memorandum (11 December 2019, Arcadis) was issued to DPHI on 13 December 2019.	Compliant
B158	The Applicant: (a) 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 (b) 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.	At all times	For reference.	All credits required for impacts under the MPW Stage 2 Development Consent have been retired.  MPW Stage 2: Biobanking credit retirement memorandum (11 December 2019, Arcadis) was issued to DPHI on 13 December 2019.	Compliant
B159	If any native flora or fauna is identified on site that has not been previously identified in the documents listed in Condition A3: (a) work must cease in the vicinity; (b) a buffer zone must be established in consultation with the project ecologist; (c) OEH must be notified; (d) appropriate mitigation measures must be determined in consultation with OEH (including relevant relocation measures); and (e) ecological monitoring and/ or biodiversity offset requirements must be updated, where required.	Construction	Confirm cessation of works where native flora and fauna listed in Condition A3 is found, and requirements implemented.  Confirm consultation with Ecologist and notification of OEH where required.  Regular inspections / compliance reporting.	No new native flora and fauna has been identified during the reporting period.  CFFMP (rev K, 10 March 2020, Arcadis) was approved by DPHI on 23 March 2020.  The revised CFFMP (rev Q, 18 November 2024, Aspect Environmental) was approved to DPHI on 23 January 2025 and is currently being implemented.  Addressed in section 3.3 of CFFMP.	Not Triggerred
<b>Operational Flora and Fauna Management</b>					
B160	Prior to commencement of operation an Operational Flora and Fauna Management Plan (OFFMP) 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: (a) monitoring, management and maintenance procedures for koala habitat corridors; and (b) management and maintenance of other measures and site operations to minimise the risk of harm to koalas and other native fauna.	Prior to operation	Confirm environmental management plan review process includes a checklist against these requirements.  Confirm OEH consulted during OFFMP development.  Confirm Secretary approval prior to operations commencing.	This is a construction compliance report.	Not Triggerred
<b>Site Auditor</b>					
B161	Prior to the commencement of any works, the Applicant must engage a Site Auditor accredited under the Contaminated Land Management Act 1997 NSW Site Auditor Scheme.	Prior to construction	Confirm engagement of accredited Site Auditor.	Site Auditor for MPW Stage 1 Early Works (SSD 5506) continues to be engaged for MPW Stage 2.	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.	Prior to construction	Confirm submission of reports to EPA.	The reports required by the condition were provided to the EPA via email, by Tactical Group on behalf of Qube, on 2 November 2020.	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.	Prior to construction/ Construction	Confirm EPA contacted where PFAS offsite risks identified.  Confirm community consultation if required.	No offsite PFAS contamination risk identified during the reporting period.	Compliant
B164	Prior to vegetation clearing: (a) the Applicant must identify contamination within vegetated areas and prepare options for remediation in those areas, with the objectives to: (i) retain vegetation to the greatest extent possible beyond the completion of remediation; (ii) minimise land disturbance in accordance with Condition B41; and (iii) not reduce the ability to provide connectivity and habitat corridors in accordance with Conditions B2 and B152; (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 (c) where contamination is identified as occurring within those areas where vegetation is proposed to be cleared, a Contamination Management Plan 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.	Prior to vegetation clearing	Confirm contamination assessment / Contamination Management Plan completed prior to vegetation clearing / remediation.  Confirm Contamination Management Plan prepared in consultation with Site Auditor and meets these requirements.	The CMP (rev 11, 30 July 2020, EP Risk) was approved by DPHI on 23 October 2020.  Addressed in section 4.8 of the CMP.	Compliant
B165	A copy of the assessment required by Condition B164 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.	1 month prior to vegetation clearing	Confirm submission of assessment and CEMP updates to Planning Secretary including these requirements.	The assessment required by CoC B164(b) was submitted to DPHI as part of the CMP on 28 July 2020 and included evidence of consultation with the Site Auditor.  The CMP (rev 11, 30 July 2020, EP Risk) was approved by DPHI on 23 October 2020.	Compliant



Remediation					
B166	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.	Prior to other construction works (other than vegetation clearing)	Confirm completion of RAP recommendations.  Confirm RAP review process includes checklist against these requirements.  Confirm amendments are approved by EPA accredited Site Auditor.	Not required - supporting correspondence from DPHI: SSD-7709-PA-56, dated 24 March 2021.	Not Triggered
Validation Report					
B167	The Applicant must prepare a Validation Report for the Stage 1 development. The Validation Report must: (a) be reviewed by an EPA accredited Site Auditor; (b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);  (c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken, (ii) describe the location, nature and extent of any remaining contamination on site, (iii) sampling and analysis plan and sampling methodology, (iv) details of the volume of treated material emplaced within any remaining containment cell, (v) results of any validation sampling, compared to relevant guidelines/ criteria, and (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).	Prior to construction	Confirm preparation of Validation Report.  Confirm review process includes checklist against these requirements.	Land Preparation Work - Demolition and Remediation - Moorebank Intermodal Company Property West Remediation Validation Report (rev 1, dated 22 July 2020), prepared by JBS&G Australia, was provided to the Site Auditor on 24 July 2020.  MPW Supplementary Validation Report (rev 0, 25 September 2020, JBS&G Australia) was provided to the Site Auditor on 11 September 2020.  The Site Auditor's review of the validation reports is acknowledged in the site audit statements issued for the site and detailed in Condition B169.	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).	Prior to construction (other than vegetation clearing for remediation)	Confirm submission of report to Planning Secretary, EPA and Certifying Authority prior to construction.	Following review by the Site Auditor, the validation reports were submitted electronically to DPHI on 20 November 2020, to the EPA via email on 23 November 2020, and to the Certifying Authority via email on 24 November 2020.	Compliant
Site Audit Statements					
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 NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended land uses under Stage 2 SSD 7709 including for the: (a) importation and placement of fill, (b) construction of a warehouse estate including warehouse buildings, (c) development of an intermodal terminal, and (d) protection of the conservation area including riparian corridor and biodiversity offset sites.	Prior to commencement of construction	Confirm submission of Site Audit Report and Site Audit Statement A to Planning Secretary.  Confirm review process includes checklist against these requirements.	The Stage 1 Early Works (Land Preparation Works - Demolition and Remediation) Moorebank Precinct West Site Audit Statement, Site Audit Report and Site Audit Statement (SAS no. 0301-1613-7) were issued by the Site Auditor on 18 September 2020 and submitted to DPHI on 26 October 2020.  DPHI responded with no comments on 11 November 2020.  The Stage 2 Works - Completion of Remediation Pre-Construction (Condition B169 Audit) Moorebank Precinct West Site Audit Report and Site Audit Statement (SAS no. 0301-2014) were issued by the Site Auditor on 24 November 2020.	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 Condition B169 cannot be staged.	Construction	For reference.	Noted.	Not Triggered
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 NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended land uses under MPW Stage 2 SSD 7709.	Prior to construction of permanent built surface works	Confirm submission of Site Audit Report and Site Audit Statement A to Planning Secretary.  Confirm review process includes checklist against these requirements.	The site audit reports and statements required by this condition are being delivered in accordance with the Request to stage a plan (A42): Requirement for provision of a Site Audit Statement and Site Audit Report under Condition B171 of SSD 7709 (MPW Stage 2) (the Staging Report), prepared by Aspect Environmental (dated 28 April 2021), which was approved by DPHI on 14 May 2021. The updated Staging Report (revision 4, 21/06/2023) was approved by DPHI on 27/10/2023 (SSD-7709-PA-226).  The following Site Audit Statements were issued during the reporting period: - Warehouse 3 & 4 (SAS_0301-2020-6) (10 July 2024).  The following Site Audit Reports were completed during the reporting period: - Warehouse 3 & 4 (Enviroview, July 2024, Report Ref: 600099_0301-2020-6).  The SAS and SAR for WH 3 and 4 was submitted to the Planning Secretary on 17 July 2024.	Compliant

Long Term Environmental Management Plan					
B172	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: (a) be submitted to the Planning Secretary and EPA prior to commencement of construction (other than vegetation clearing); and (b) include, but not be limited to: (i) a description of the nature and location of any contamination remaining on site, (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, (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, (iv) a description of the procedures for monitoring the integrity of the containment cell, (v) a surface and groundwater monitoring program, (vi) mechanisms to report results to relevant agencies, (vii) triggers that would indicate if further remediation is required, and (viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	Prior to construction (other than vegetation clearing)	Confirm environmental management plan review process includes a checklist against these requirements.  Confirm Site Auditor satisfied with the LTEMP prior to construction commencing.  Confirm submission to Secretary and EPA prior to construction commencing.	The MPW LTEMP (rev 12, 27 October 2020, EP Risk) was submitted to DPHI and the EPA for information on 24 November 2020.  Site Audit Interim Advice 06 - Review of Revised LTEMP for MPW, Moorebank Intermodal Terminal was issued by the Site Auditor on 18 November 2020 and confirms that the LTEMP has been prepared to the satisfaction of the Site Auditor.  The revised LTEMP (rev 13, 1 December 2020, EP Risk) is currently being implemented on site and was provided to DPHI on 7 December 2020.	Compliant
B173	The LTEMP must be registered on the title to the land.	Prior to construction (other than vegetation clearing)	Confirm LTEMP is registered.	The LTEMP (rev 12, 27 October 2020, EP Risk) was submitted to DPHI and the EPA for information on 24 November 2020.  The revised LTEMP (rev 13, 1 December 2020, EP Risk) is currently being implemented on site and was provided to DPHI on 7 December 2020.  Section 1.4 of the LTEMP identifies the need for it to be registered to the title of the land.	Compliant
Unexpected Ordnance					
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.	Prior to Construction	Confirm UXO, EO and EOW protocols are prepared by an UXO contractor that meets the requirements.	UXO, EO and EOW protocols are provided as Appendix F of the approved CMP.  The CMP (rev 11, 30 July 2020, EP Risk) was approved by DPHI on 23 October 2020.  The protocols have been prepared by G-Tek, who are listed on the Defence Panel of suitably qualified UXO consultants and contractors, in accordance with this condition.	Compliant
UNEXPECTED FINDS PROTOCOL					
B175	The CEMP required under Condition C2 must include an Unexpected Finds Protocol(s) for, but not limited to, contamination, ordnances, Aboriginal sites, non-indigenous heritage and flora and fauna.	Prior to Construction	Confirm CEMP includes Unexpected Finds Protocol(s).	ACM fragments were located during the reporting period and handled in accordance with the provisions of the Unexpected Finds Protocol.  During non-destructive investigations on the corner of Moorebank Ave and Anzac Rd an unexpected find (relic) was discovered. In accordance with the approved MPW Stage 2 Unexpected Finds Protocol all work stopped at the location and a 10m exclusion fence was erected. DPHI was notified by the Applicant on 19 June 2024 requesting approval for commencement of works. LCC and City of Liverpool District Historical Society were provided with the assessment conducted by the Development's Archaeologist on 18 June 2024 and 20 June 2024 and a s146 - Discovery of relic notification was submitted to OEH on 23 July 2024.  Unexpected Finds Protocol is Appendix D of the approved CEMP.  The CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020.  The revised CEMP (rev U, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.	Compliant
Hazards and Risks					
B176	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 at the Warehouse JR and JN Distribution Precinct.	At all times	Confirm these requirements stipulated in CEMP/OEMP.  Confirm total quantities of dangerous goods kept below SEPP33 thresholds.  Regular inspections / compliance reporting.	The CEMP (rev J, 14 January 2020) approved by DPHI on 23 January 2020.  The revised CEMP (rev U, 18 November 2024, Aspect Environmental) was approved by DPHI on 21 January 2025 and is currently being implemented.  Quantities of dangerous goods stored during the reporting period were below screening threshold.	Compliant
B176a	The storage of dangerous goods and combustible materials at the Warehouse JR and JN Distribution Precinct must not exceed the maximum storage quantities listed in Table 3.8 of the Preliminary Hazard Analysis prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023 at all times.	Operation	Confirm dangerous goods and combustible materials storage quantities are detailed in the OEMP.	This compliance report relates to construction only.	Not Triggered

B176b	<p>Unless otherwise agreed by the Planning Secretary, at least one month prior to the commencement of the storage of dangerous goods at the Warehouse JR and JN Distribution Precinct, the pre-construction studies set out below must be submitted to the Planning Secretary:</p> <p>(a) a Fire Safety Study for Warehouse JR and/or Warehouse JN, addressing the storage of dangerous goods quantities listed in Table 3-8 of the Preliminary Hazard Analysis prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023, and 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 satisfy the operational requirements of Fire and Rescue NSW and include documentary evidence that a suitably qualified and experienced person is satisfied that the Applicant constructed the Warehouse JR and JN Distribution Precinct in accordance with the fire safety systems and proposed designs assessed in the Fire Safety Study.</p> <p>(b) a Final Hazards Analysis for the Warehouse JR and Warehouse JN Distribution Precinct, consistent with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis', and addressing the storage of dangerous goods quantities listed in Table 3-8 of the Preliminary Hazard Analysis prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023.</p> <p>Storage of dangerous goods at the Warehouse JR and JN Distribution Precinct must not commence until study recommendations have been considered and, where appropriate, acted upon.</p>	Prior to Construction	<p>Confirm Fire Safety Study and Fire Hazards Analysis prepared in accordance with these requirements.</p> <p>Confirm relevant study recommendations have been acted upon, as appropriate.</p> <p>Confirm submission to Planning Secretary.</p>	<p>Fire Safety Study for JN and JR (rev 2, 1 July 2021, Riskcon Engineering) was submitted to DPHI on 6 July 2021.</p> <p>The JN and JR Fire Hazard Analysis (rev 1, 19 November 2021, Riskcon Engineering) submitted to DPHI on 14 December 2021.</p> <p>Post Modification 3 a revised Fire Safety Study (JN, rev 3, 16 September 2024, Riskcon Engineering) and a Final Hazards Analysis (JN and JR, rev 1, 30 August 2024, Riskcon Engineering) were submitted to DPHI for the revised dangerous goods quantities. FSS for JN submitted to DPHI on 23 October 2024 for information. A FHA for both JN and JR was submitted on 23 October 2024. Requests for Information from DPHI were received regarding the submissions on the 10/12/2024. The outcome of which will be included in future compliance reporting.</p>	Compliant
B176c	<p>Unless otherwise agreed by the Planning Secretary, at least one month prior to the commencement of the storage of dangerous goods at the 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:</p> <p>(a) a comprehensive Emergency Plan and detailed emergency procedures for the safety of all people outside Warehouse JR and JN Distribution Precinct, who may be at risk from the warehouses. The plan must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.</p> <p>(b) a document setting out a comprehensive Safety Management System covering all on-site operations and associated transport activities involving hazardous materials for the Warehouse JR and JN Distribution Precinct. 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.</p>	Prior to commissioning of Warehouse	<p>Confirm Emergency Plan prepared in accordance with these requirements.</p> <p>Confirm Safety Management System prepared, implemented and retained on site in accordance with these requirements.</p> <p>Confirm submission to Planning Secretary within the required timeframe.</p>	<p>Warehouse Operational Emergency Plan (22 March 2023) was submitted to DPHI in March 2023, prior to the commencement of commissioning.</p> <p>The revised WOEP (rev 05, 10/08/2023) for JN and JR was approved by DPHI on 17/10/2023.</p>	Compliant
B177d	<p>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.</p>	12 months after the commencement of Operations	<p>Confirm hazard audit requirements are included in the OEMP and Warehouse OEMPs.</p> <p>Confirm approval of auditor by Planning Secretary.</p> <p>Confirm hazard audits undertaken in accordance with the requirements.</p> <p>Records of implementation of any recommendations.</p>	This compliance report relates to construction only.	Not Triggered
B177e	<p>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.</p>	At all times	For reference.	Noted.	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 Australian Code for the Transport of Dangerous Goods by Road &amp; Rail, in accordance with:</p> <p>(a) the requirements of all relevant Australian Standards; and</p> <p>(b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participant's Manual if the chemicals are liquids.</p> <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>	Operation	<p>Ensure dangerous goods are stored and handled in accordance with these requirements.</p> <p>Incorporate requirements in relevant site environmental management documents.</p>	This compliance report relates to construction only.	Not Triggered
B178	<p>Fuel stored on the site must only be used for the purposes of refuelling IMT facility plant and equipment, locomotives and trucks associated with the operation of the Warehouse JR and JN Distribution Precinct.</p>	Operation	<p>Confirm fuel stored on site only used for refuelling IMT facility plant / equipment and locomotives.</p> <p>Confirm above requirements included in tenancy agreements /leases.</p> <p>Regular inspections / compliance reporting.</p>	This compliance report relates to construction only.	Not Triggered
B179	<p>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 Conditions B176 and B177.</p>	Operation	Confirm submission of statement to Planning Secretary.	This compliance report relates to construction only.	Not Triggered
<b>Waste Management</b>					
B180	<p>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.</p>	Construction and Operation	<p>Confirm assessment/ classification of liquid and non-liquid waste to be taken off site in accordance with EPA guidelines.</p>	Waste materials are being classified under EPA guidelines and are disposed off at licensed facilities.	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.	Construction and Operation	Confirm waste removed from site directed to licensed facilities.	Waste materials are being classified under EPA guidelines and are disposed off at licensed facilities.	Compliant
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.	Operation	Confirm agreement from Council has been obtained.	This compliance report relates to construction only.	Not Triggered
B183	The OEMP required under Condition C5 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.	Operation	Confirm OEMP review process includes checklist against these requirements.	This compliance report relates to construction only.	Not Triggered
<b>CONSTRUCTION AND OPERATIONAL FACILITIES</b>					
<b>Concrete Batching Plant</b>					
B184	The concrete batching plants must comply with the following criteria: (a) have a total production capacity less than 150 tonnes per day or 30,000 tonnes per year; (b) only one concrete batching plant is to operate at any one time; and (c) the first concrete batching plant must be disassembled immediately following commencement of operation of the second concrete batching plant.	Construction	For reference. Currently no concrete batching plant proposed.	For reference. No concrete batching plant currently proposed.	Not Triggered
B185	The CEMP required under Condition C2 must include: (a) a drawing showing the location and layout of the two concrete batching plants including facilities for comminuous water treatment and connections to construction site water management and erosion and sediment control structures; (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 (c) timeframes for establishment of each of the batching plants.	Construction	Confirm CEMP review process includes checklist against these requirements.	For reference. No concrete batching plant currently proposed.	Not Triggered
<b>Crushing Plant</b>					
B186	The CEMP required under Condition C2 must include mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts.	Construction	Confirm CEMP review process includes checklist against these requirements.	The CNVMP (rev 7, 29 January 2020, Renzo Tonin & Associates) was approved by DPHI on 7 February 2020. The revised CNVMP (rev 18, 18 November 2024) was approved by DPHI on 21 January 2025 and is currently being implemented. Sections 4.5 and 4.6 of the approved CNVMP outlined management and mitigation measures for crushing plant.	Compliant
B187	The container wash down facility must: (a) include bunding to exclude wash area waste from the stormwater system; (b) be designed and operated to avoid overspray from foams, detergents, mud or fugitive emissions outside wash down bays; (c) include oily water separation, water treatment and recycling; and (d) comply with Sydney Water trade waste requirements for discharge to the sewer.	Operation	Confirm OEMP includes mitigations to minimise impacts from container wash down facility. Confirm environmental management review process includes these requirements. Regular inspections / compliance reporting.	This compliance report relates to construction only.	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: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Operation	Confirm OEMP includes requirements for plant and equipment maintenance. Confirm environmental management review process includes these requirements. Regular inspections and copies of maintenance reports / compliance reporting.	This compliance report relates to construction only.	Not Triggered
<b>BUSHFIRE RISK MANAGEMENT</b>					
B189	Bushfire asset protection zones must not be within the riparian corridor as defined in Condition B2 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 3m in height, will be retained.	Construction and Operation	Confirm BRMP developed includes these requirements. Confirm environmental management review process includes these requirements.	The BRMP (rev C, 7 November 2019, Arcadis), was submitted to DPHI for information on 12 December 2019. The condition requirement is addressed in Section 3.2 of the BMRP. The revised BRMP (rev G, 18 November 2024, Aspect Environmental) was approved by DPHI on 4 December 2024 and is currently being implemented.	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 Planning for Bush Fire Protection (RFS, 2006) and the NSW Rural Fire Service's document Standards for asset protection zones.	Construction and Operation	Confirm BRMP developed includes these requirements. Confirm environmental management review process includes these requirements.	The BRMP (rev C, 7 November 2019, Arcadis), was submitted to DPHI for information on 12 December 2019. The revised BRMP (rev G, 18 November 2024, Aspect Environmental) was approved by DPHI on 4 December 2024 and is currently being implemented. The condition requirement is addressed in Section 3.2.2.1 of the BMRP.	Compliant
B191	An updated Bushfire Risk Management Plan 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.	Construction and Operation	Confirm Bushfire Risk Management Plan is prepared by suitably qualified person(s). Confirm submission of plan to Planning Secretary before this timeframe.	The BRMP (rev C, 7 November 2019, Arcadis), was submitted to DPHI for information on 12 December 2019. The revised BRMP (rev G, 18 November 2024, Aspect Environmental) was approved by DPHI on 4 December 2024 and is currently being implemented.	Compliant

B192	Public road access must comply with section 4.1.3(1) of Planning for Bush Fire Protection (RFS, 2006) except for the requirement for through-access.	Construction and Operation	Confirm BRMP developed includes these requirements. Confirm environmental management review process includes these requirements.	The BRMP (rev C, 7 November 2019, Arcadis), was submitted to DPHI for information on 12 December 2019. The revised BRMP (rev G, 18 November 2024, Aspect Environmental) was approved by DPHI on 4 December 2024 and is currently being implemented. The condition requirement is addressed in Section 3.2.3, 3.3.2, Figure 3-2 and Figure 3-3 of the BRMP.	Compliant
B193	The provision of water, electricity and gas must comply with section 4.1.3 of Planning for Bush Fire Protection (RFS, 2006).	Construction and Operation	Confirm BRMP developed includes these requirements. Confirm environmental management review process includes these requirements.	The BRMP (rev C, 7 November 2019, Arcadis), was submitted to DPHI for information on 12 December 2019. The revised BRMP (rev G, 18 November 2024, Aspect Environmental) was approved by DPHI on 4 December 2024 and is currently being implemented.	Compliant
<b>EMERGENCY RESPONSE</b>					
B194	Prior to the commencement of construction and operation, the Applicant must prepare an Emergency Response Plan(s) covering, but not limited to, flooding and bushfire. The Emergency Response Plan(s) must be consistent with Australian Standard AS3745 2010 Planning for Emergencies in Facilities and include details of: (a) assembly points and evacuation routes; (b) evacuation and refuge protocols; and (c) awareness training for employees and contractors.	Prior to Construction and Operation	Confirm preparation of an Emergency Response Plan(s). Confirm review process includes checklist against Australian Standard AS3745 2010.	The CERP (rev F, 29 March 2021, Arcadis) was submitted to DPHI for information on 6 April 2021. The revised CERP (rev K, 18 November 2024, Aspect Environmental) was approved by DPHI on 12 December 2024 and is currently being implemented on site.	Compliant
B195	The Bushfire Emergency and Evacuation Management Plan must: (i) be prepared by a suitably qualified and experienced person(s), (ii) be consistent with the Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan (RFS, 2014); and (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.	Construction and Operation	Confirm Bushfire Emergency Management Plan is prepared by suitable person(s). Confirm Bushfire Emergency Management Plan review process includes checklist against these requirements. Confirm submission to Planning Secretary, NSW Rural Fire Service, Council and Certifying Authority.	The content requirements of the Bushfire Emergency and Evacuation Plan for construction are included as part of the Construction Emergency Response Plan. The CERP (rev F, 29 March 2021, Arcadis) was submitted to DPHI for information on 6 April 2021. The revised CERP (rev K, 18 November 2024, Aspect Environmental) was approved by DPHI on 12 December 2024 and is currently being implemented on site.	Compliant
<b>TENANCY ACTIVITIES</b>					
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 Conditions A17 and A20.	Operation	Confirm all new tenancy agreements include a compliance check against A17 and A20 prior to occupation. Confirm details of tenant and occupation activity submitted to Secretary (detailing compliance with A17 and A20) prior to any freight village or warehouse tenancy and subsequent occupations.	Details of tenant occupation and compliance with CoC A17 and A20 was provided (Primary Connect NDC, 05 March 2023) to the Planning Secretary on 17 April 2023. Details of tenant occupation and compliance with CoC A17 and A20 were provided (Warehouse N1 and N2 25 February 2024) to the Planning Secretary on 09 May 2024 respectively. Details of tenant occupation and compliance with CoC A17 and A20 was provided (Primary Connect RDC, 23 January 2024) to the Planning Secretary on 21 November 2024.	Compliant

[SSD-7709-Mod-1 \(Building Height Increase\), Determined 24/12/2020](#)

[SSD-7709-Mod-2, Determined 30/09/2021](#)

[SSD-7709-Mod-3 \(Dangerous Goods\), Determined 24/07/2024](#)

[SSD 10431](#)

Approval (ID)	Condition	Timing	Monitoring methodology	Evidence and comments	Compliance Status
<b>Compliance Requirement</b>					
<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> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements;</p> <p>(h) roles and responsibilities for implementing the plan; and</p> <p>(i) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	At all times	Review content of CEMP to confirm it accords with requirements.	<p>The CEMP and all relevant sub-plans, along with any additional management plans required prior to the commencement of construction, have been approved by DPHI.</p> <p>Following the approval of the MPW Stage 3 (SSD 10431) application on 11 May 2021, the MPW Stage 2 CEMP and sub-plans were updated, where applicable, to include the MPW Stage 3 (SSD 10431) management plan requirements in accordance with CoC B19 of the MPW Stage 3 (SSD 10431) development consent.</p> <p>The approval of the management plans is outlined in this table.</p>	Compliant
<b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b>					
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and submit it to the Planning Secretary for approval.	Prior to construction	<p>Record submission of CEMP to Secretary for approval.</p> <p>Record approval of CEMP from Secretary.</p>	<p>The CEMP was approved by DPHI on 23 January 2020.</p> <p>The combined MPW Stage 2 and Stage 3 CEMP (rev O, 23 July 2021, Aspect Environmental) was approved by DPHI on 7 September 2021.</p> <p>The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.</p>	Compliant
C3	<p>As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following:</p> <p>(a) Soil and Water Management Plan (see Condition B29);</p> <p>(b) Acid Sulfate Soils Management Plan (see Condition B39);</p> <p>(c) Construction Traffic and Access Management Plan (see Condition B113);</p> <p>(d) Construction Noise and Vibration Management Plan (see Condition B134);</p> <p>(e) Out-of-hours Work Protocol (see Condition B135(g));</p> <p>(f) Construction Flora and Fauna Management Plan (see Condition B154); and</p> <p>(g) Unexpected Finds Protocol(s) (see Condition B175).</p>	Prior to construction	<p>Review content of the environmental management plans to confirm they meet the requirements.</p> <p>Record submission of EMPs to Secretary for approval.</p> <p>Record approval of CEMP from Secretary.</p>	<p>The approval dates of these management plans are provided in this table against the relevant conditions of consent.</p> <p>Following the approval of the MPW Stage 3 (SSD 10431) application on 11 May 2021, the MPW Stage 2 CEMP and sub-plans were updated, where applicable, to include the MPW Stage 3 (SSD 10431) management plan requirements in accordance with CoC B19 of the MPW Stage 3 (SSD 10431) development consent.</p>	Compliant

C4	<p>The Applicant must:</p> <p>(a)not commence construction of the development until the CEMP is approved by the Planning Secretary; and</p> <p>(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.</p>	Prior to construction	<p>Confirm commencement date of construction.</p> <p>Confirm approval of CEMP prior to commencement of construction.</p>	<p>The CEMP was approved by DPHI on 23 January 2020.</p> <p>The combined MPW Stage 2 and Stage 3 CEMP (rev O, 23 July 2021, Aspect Environmental) was approved by DPHI on 7 September 2021.</p> <p>The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.</p> <p>A non-compliance against CoC C4 during the reporting period was identified as a result of the non-compliance identified against CoC B153 for issues identified with implementation of the CFFMP. As the matter against CoC B153 has now been closed, the non-compliance against CoC C4 is also closed.</p>	Non-Compliant
<b>OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN</b>					
C5	<p>The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and submit it to the Planning Secretary for approval.</p>	Prior to operation	<p>Record submission of OEMP to Secretary for approval.</p> <p>Record approval of OEMP from Secretary.</p>	This compliance report relates to construction only.	Not Triggered
C6	<p>As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following:</p> <p>(a)describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</p> <p>(b)describe the procedures that would be implemented to:</p> <p>(i)keep the local community and relevant agencies informed about the operation and environmental performance of the development;</p> <p>(ii)receive, handle, respond to, and record complaints;</p> <p>(iii)resolve any disputes that may arise;</p> <p>(iv)respond to any non-compliance;</p> <p>(v)respond to emergencies; and</p> <p>(c)include the following environmental management plans:</p> <p>(i)Operational Traffic and Access Management Plan (see Condition B118);</p> <p>(ii)Stormwater Infrastructure Operation and Maintenance Plan (see Condition B36);</p> <p>(iii)Stormwater Quality Monitoring Program (see Condition B38);</p> <p>(iv)Landscape Vegetation Management Plan (see Condition B82);</p> <p>(v)Operational Traffic and Access Management Plan (see Condition B118);</p> <p>(vi)Operational Noise Management Plan (see Condition B136); and</p> <p>(vii)Operational Flora and Fauna Management Plan (see Condition B160).</p>	Prior to operation	Review content of OEMP to confirm it accords with requirements.	This compliance report relates to construction only.	Not Triggered
C7	<p>The Applicant must:</p> <p>(a)not commence operation until the OEMP is approved by the Planning Secretary; and</p> <p>(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).</p>	Prior to operation	<p>Confirm commencement date of operation.</p> <p>Confirm approval of CEMP prior to commencement of operation.</p>	This compliance report relates to construction only.	Not Triggered

REVISION OF STRATEGIES, PLANS AND PROGRAMS					
C8	<p>Within three months of:</p> <p>(a) the submission of an incident report under Condition C10;</p> <p>(b) the submission of an Independent Audit under Condition C17;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under Condition A3(b) which requires a review,</p> <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>	Construction	<p>Review application of triggers for review of strategies, plans and programs.</p> <p>Confirm any required review has been undertaken within the three month timeframe.</p> <p>Confirm the Department has been notified in writing that a review is being carried out.</p>	<p>No reportable incidents have occurred during the reporting period.</p> <p>The fourth independent audit for the SSD 7709 consent was undertaken and finalised during the reporting period (rev 2.1, 29 April 2024, WolfPeak). On 22 May 2024 DPHI was notified that review of the relevant CEMP and sub-plans, in accordance with Condition C8 is being undertaken. On 24 May 2024 DPHI was notified that review had been completed with no material updates required at this point in time.</p> <p>Modification 3 to SSD 7709 was approved during the reporting period on the 22/07/2024. DPHI were notified of a review to the CEMP and sub-plans following the issue of Modification 3 to the consent SSD 7709 on the 17/10/2024. Concurrently, an annual review was undertaken in accordance with this condition. The revised management plans were submitted to DPHI on 26/11/2024.</p> <p>No directions were received during the reporting period.</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>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:</p>	Construction	<p>Identify any revised documentation subject to this condition and CoC C8.</p> <p>Confirm the submission of any revised strategies, plans or programs to the Department in the required timeframe.</p> <p>Confirm receipt of documentation from the Department affirming satisfaction with the revised documentation.</p>	<p>The following documents were subject to a review:</p> <ul style="list-style-type: none"> <li>- MPW Stage 2 and Stage 3 Construction Environmental Management Plan, Revision U, 18 November 2024;</li> <li>- MPW Stage 2 Construction Air Quality Management Plan, Revision H, 18 November 2024;</li> <li>- MPW Stage 2 Construction Flora and Fauna Management Plan, Revision Q, 18 November 2024;</li> <li>- MPW Stage 2 Construction Noise and Vibration Management Plan, Revision 18, 18 November 2024;</li> <li>- MPW Stage 2 and Stage 3 Construction Traffic and Access Management Plan, Revision Q, 18 November, 2024;</li> <li>- MPW Stage 2 and Stage 3 Construction Emergency Response Plan, Revision K, 18 November 2024;</li> <li>- MPW Stage 2 and Stage 3 Community Communication Strategy, Revision K, 18 November 2024;</li> <li>- Compliance Monitoring and Reporting Program, Revision H, 18 November 2024;</li> <li>- MPW Stage 2 Bush Fire Risk Management Plan, Revision G, 18 November 2024.</li> </ul> <p>These documents were revised and submitted to the Planning Secretary on 26 November 2024.</p>	Compliant
REPORTING AND AUDITING					
Incident Notification, Reporting and Response					
C10	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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.</p> <p>Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 3.</p>	At all times	For reference	No notifiable incidents during the reporting period.	Compliant



Non-Compliance Notification					
C11	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.	Within 7 days of any non-compliance	<p>Confirm implementation of the approved CEMP that includes incident reporting protocols.</p> <p>Review incident reports and incident register.</p> <p>Review complaints register.</p> <p>Confirm notifications sent with the appropriate content.</p>	<p>On the 26/07/2024 a potential non-compliance was identified with CoC A7 regarding a contractor bringing material to site prior to classification. Notification of the potential non-compliance was submitted to DPHI on the 01/08/2024.</p> <p>The non-compliance notification was provided within seven days of the Applicant becoming aware of the non-compliance. Compliance with CoC requirement has been demonstrated.</p>	Compliant
C12	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.	At all times	*See C11	<p>On the 26/07/2024 a potential non-compliance was identified with CoC A7 regarding a contractor bringing material to site prior to classification. Notification of the potential non-compliance was submitted to DPHI on the 01/08/2024.</p> <p>The non-compliance notification was provided within seven days of the Applicant becoming aware of the non-compliance.</p> <p>The submitted non-compliance notification includes the required content.</p>	Compliant
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	*See C11	Noted.	Not Triggered
Compliance Reporting					
C14	<p>No later than six weeks before the date notified for the commencement of construction and operation, a Construction Compliance Monitoring and Reporting Program and Operational Compliance Monitoring and Reporting Program 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>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). 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>	6 weeks prior to construction	<p>Confirm submission of a CMRP prepared in accordance with the CRPAR to the Department and the Certifier.</p> <p>Confirm timing of submission is no later than 6 weeks before the notified date for the commencement of construction.</p> <p>Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR.</p> <p>Confirm Compliance Reports are made publicly available 60 days after submission to the Department.</p> <p>Confirm notification to the Department and the Certifier has been provided in writing at least 7 days prior to making the respective Compliance Report publicly available.</p>	<p>Compliance Monitoring &amp; Reporting Program (rev D, 15 January 2020, Tactical Group) was submitted to DPHI for information on 20 January 2020.</p> <p>The revised Compliance Monitoring &amp; Reporting Program (rev H, 18 November 2024, Aspect Environmental) was approved by DPHI on 12 December 2024 and is currently being implemented.</p> <p>The MPW Stage 2 PCCR was submitted to DPHI on 26 November 2020.</p> <p>Notification that the previous construction compliance report (CCR #7) would be published on the website was provided to DPHI and the Certifying Authority on 25/11/2024. CCR#7 was submitted to DPHI on the 23/10/2024 and published on the development website on the 4/12/2024.</p>	Compliant

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.	At all times	For reference.	This compliance report relates to construction only.	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.	1 month before construction and operations commence	Confirm submission of the IAP prepared in accordance with the IAPAR to the Department and the Certifier.  Confirm timing of submission is no later than 1 month before the notified date for the commencement of construction and operation.	The MPW Stage 2 - SSD 7709 Independent Audit Program (IAP) (rev 0, 9 August 2019, Wolfpeak) was submitted to DPHI for information on 9 December 2019 and to the Certifying Authority on 6 February 2020.	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).	Construction and operation	Confirm Independent Audits are carried out in accordance with the Independent Audit Program and the IAPAR.	No independent audits were conducted during the reporting period. The next independent audit is planned for April 2025.	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 Condition C17 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.	Construction and operation	Confirm there is a review and response to each Independent Audit.  Confirm submission of the response to the Department and the Certifier.  Confirm each Independent Audit is made publicly available within 60 days after submission to the Department.  Confirm notification has been provided to the Department and the Certifier in writing once Independent Audits have been made publicly available.	No independent audits were conducted during the reporting period. The next independent audit is planned for April 2025.	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.	Operations	For reference.	This compliance report relates to construction only.	Not Triggered

Monitoring and Environmental Audits					
C20	<p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>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.</p>	At all times	For reference.	Noted.	Compliant
ACCESS TO INFORMATION					
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> <p>(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;</p> <p>(ii)all current statutory approvals for the development;</p> <p>(iii)all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv)the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</p> <p>(v)minutes of CCC meetings;</p> <p>(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;</p> <p>(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;</p> <p>(viii)a summary of the current stage and progress of the development;</p> <p>(ix)contact details to enquire about the development or to make a complaint;</p> <p>(x)a complaints register, updated monthly;</p> <p>(xi)the Compliance Reporting of the development;</p> <p>(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;</p> <p>(xiii)any other matter required by the Planning Secretary; and</p> <p>(b)keep such information up to date, to the satisfaction of the Planning Secretary.</p>	48 hrs prior to construction	<p>Review of public website for currency of approvals, documentation, strategies and plans, reports, monitoring results, staging summary, contact details, complaints register, audit reports, response to audit recommendations, other matters required by the Secretary.</p> <p>Review of directions provided by the Secretary in respect of "other matters".</p> <p>Consultation with the DP&amp;E in respect of agency satisfaction regarding currency of the information published.</p>	Documentation specified in this condition is available on the Project website ( <a href="https://moorebankintermodalprecinct.com.au/">https://moorebankintermodalprecinct.com.au/</a> ).	Compliant

[SSD-7709-Mod-1 \(Building Height Increase\). Determined 24/12/2020](#)

[SSD-7709-Mod-2. Determined 30/09/2021](#)

[SSD-7709-Mod-3 \(Dangerous Goods\). Determined 24/078/2024](#)

[SSD 10431](#)

## Appendix B – FCMMs Compliance Tracking Table

Approval (ID)	Condition	Timing	Evidence and comments	Compliance Status
<b>FCMMs Compliance Requirements</b>				
<b>0. General Environmental Management</b>				
<b>0A</b>	<p>Pre-construction works would be undertaken subject to the preparation of an Environmental Work Method Statement (EWMS) or equivalent. Pre-construction works include the following:</p> <ul style="list-style-type: none"> <li>■ survey; acquisitions; or building/ road dilapidation surveys; fencing; investigative drilling, excavation or salvage</li> <li>■ minor clearing or translocation of native vegetation that does not comprise any EECs</li> <li>■ establishment of site compounds and construction facilities</li> <li>■ installation of environmental mitigation measures</li> <li>■ utilities adjustment and relocation that do not present a significant risk to the environment, as determined by the Environmental Representative</li> <li>■ other activities determined by the Environmental Representative to have minimal environmental impact</li> <li>■ All works as described in Works period A in section 4 of this EIS</li> <li>■ Stockpiling within the areas denoted for pre-construction stockpiling within Figure 1 of this document, in accordance with the stockpile management protocol.</li> </ul>	Pre- Construction	This compliance report relates to construction activities only.	Not Triggered
<b>0B</b>	<p>The Construction Environmental Management Plan (CEMP), or equivalent, for the Proposal would be based on the PCEMP (Appendix I of this EIS), and include the following preliminary management plans:</p> <ul style="list-style-type: none"> <li>■ Preliminary Construction Traffic Management Plan (PCTMP) (Appendix M of the EIS)</li> <li>■ Air Quality Management Plan (Appendix O of the EIS)</li> <li>■ Erosion and Sediment Control Plans (ESCPs) and Bulk Earthworks Plans, within the Stormwater Drainage Design Drawings (Appendix R of the EIS)</li> </ul> <p>As a minimum, the CEMP would include the following sub-plans:</p> <ul style="list-style-type: none"> <li>■ Construction Traffic Management Plan (CTMP)</li> <li>■ Construction Noise and Vibration Management Plan (CNVMP), prepared in accordance with the Interim Construction Noise Guideline</li> <li>■ Cultural Heritage Assessment Report/Management Plan</li> <li>■ Construction Air Quality Management Plan</li> <li>■ Construction Soil and Water Management Plan (SWMP), prepared in accordance with Managing Urban Stormwater, 4th Edition, Volume 1, (2004).</li> <li>■ Erosion and Sediment Control Plan</li> <li>■ Flood Emergency Response and Evacuation Plan</li> <li>■ UXO, EO, and EOW Management Plan</li> <li>■ Acid Sulfate Soils Management Plan</li> <li>■ Bushfire Management Strategy</li> <li>■ Community Information and Awareness Strategy.</li> <li>■ Flora and Fauna Management Plan (FFMP)</li> <li>■ Groundwater Monitoring Program (GMP)</li> <li>■ Stockpile Management Protocol</li> </ul>	Construction	<p>This FCCM condition has been superseded by SSD 7709 CoC C3. The revised CEMP (Revision U, 18 November 2024) was approved by DPHI on 21 January 2025 and is currently being implemented on site.</p> <p>In accordance with CoC C3, the CEMP includes the following sub-plans:</p> <ul style="list-style-type: none"> <li>- CTAMP Revision Q, 18 November 2024. Approved by DPHI on 21 January 2025</li> <li>- CNVMP Revision 18, 18 November 2024. Approved by DPHI on 21 January 2025</li> <li>- CSWMP Revision 18, 12 November 2021. Approved by DPHI on 18 March 2022</li> <li>- ASSMP Revision 5, 30 January 2020. Approved by DPHI on 21 February 2020</li> <li>- CFFMP Revision Q, 18 November 2024. Approved by DPHI on 23 January 2025</li> <li>- UFP (included as Appendix D of the CEMP)</li> <li>- OOHWP (included as Appendix A of the CNVMP).</li> </ul>	Compliant

0C	<p>The Operational Environmental Management Plan (OEMP), or equivalent, for the Proposal would be based on the following preliminary management plans</p> <ul style="list-style-type: none"> <li>■ Preliminary Operational Traffic Management Plan (POTMP) (Appendix M of the EIS)</li> <li>■ Air Quality Management Plan (Appendix O of the EIS)</li> <li>■ Erosion and Sediment Control Plans (ESCPs) and Bulk Earthworks Plans, within the Stormwater Drainage Design Drawings (Appendix R of the EIS)</li> </ul> <p>As a minimum, the OEMP would include the following sub-plans</p> <ul style="list-style-type: none"> <li>■ Operational Traffic Management Plan (OTMP)</li> <li>■ Operational Noise and Vibration Management plan (ONVMP)</li> <li>■ Air Quality Management Plan</li> <li>■ Flooding and Emergency Response Plan (FERP)</li> <li>■ Groundwater Monitoring Program</li> <li>■ Long term Environmental Management Plan (LTEMP)</li> <li>■ Pollution Incident Response Management Plan (PIRMP), including Spill Management Procedure, prepared under the EPA's Environmental Guidelines: Preparation of Pollution Incident Response Management Plans (EPA, 2012)</li> <li>■ Fire Safety and Evacuation Plan</li> <li>■ Community Information and Awareness Strategy.</li> <li>■ Flora and Fauna Management Plan</li> <li>■ Emergency Vehicle Response Plan</li> </ul>		This compliance report relates to construction activities only.	Not Triggered
0D	<p>The construction and/or operation of the Proposal may be delivered in a number of stages. If construction and/or operation is to be delivered in stages a Staging Report would be provided to the Secretary prior to commencement of the initial stage of construction and updated prior to the commencement of each stage as that stage is identified. The Staging Report would identify the progressive installation of site infrastructure and services, as appropriate to the progressive development of the Proposal.</p>	Construction and operation	Construction of the Development is not being delivered in stages.	Not Triggered
0E	<p>The Proposal is not anticipated to include any works within the Georges River. Should works be required within the Georges River consultation with the Department of Primary Industries (Crown Lands) would be undertaken.</p>	Construction	For reference. No works within the Georges River.	Not Triggered
1.	<b>Traffic and Transport</b>			
1A	<p>A Construction Traffic Management Plan (CTMP) would be prepared based on the Preliminary Construction Traffic Management Plan (Appendix M of the EIS), detailing management controls to be implemented to avoid or minimise impacts to traffic, pedestrian and cyclist access, and the amenity of the surrounding environment. The following key initiatives would be included in the CTMP:</p> <ul style="list-style-type: none"> <li>■ Review of speed restrictions along Moorebank Avenue and additional signposting of speed limitations</li> <li>■ Restriction of haulage routes through signage and education to ensure, where possible, that construction vehicles do not travel through nearby residential areas to access the Proposal site, in particular Moorebank (Anzac Road) or the Wattle Grove residential areas</li> <li>■ Inform local residents (in conjunction with the Community Information and Awareness Strategy) of the proposed construction activities and road access restrictions that the construction traffic must adhere to and establish communication protocols for community feedback on issues relating to construction vehicle driver behaviour and construction related matters</li> <li>■ Installation of specific warning signs at entrances to the construction area to warn existing road users of entering and exiting construction traffic</li> <li>■ Establishing pedestrian walking routes and crossing points</li> <li>■ Distribution of day warning notices to advise local road users of scheduled construction activities</li> <li>■ Installation of appropriate traffic control and warning signs for areas identified where potential safety risk issues exist</li> <li>■ The promotion of car-pooling for construction staff and other shared transport initiatives during the pre-construction phase</li> <li>■ Facilitating emergency vehicle access to the site</li> <li>■ Management of the transportation of materials to maximise vehicle loads and therefore minimise vehicle movements</li> <li>■ Minimising the volumes of construction vehicles travelling during peak periods</li> <li>■ Maintaining access to neighbouring properties, in particular the ABB site</li> <li>■ Monitoring of traffic on Moorebank Avenue during peak construction periods to ensure that queuing at</li> </ul>	Construction	The revised Construction Traffic and Access Management Plan (Revision Q, 18 November 2025) was approved by DPHI on 21 January 2025.	Compliant

1B	A Road Safety Audit would be undertaken on Cambridge Avenue to identify potential traffic safety risks from the Proposal (in consideration of background traffic) and determine appropriate mitigation.	Construction	Consent prohibits the use of Cambridge Avenue, FCMM not relevant to consent as issued.	Not Triggered
1C	Moorebank Avenue/Anzac Road/Proposal site intersection would be upgraded to include a four-leg intersection as shown in Appendix G of the EIS. The funding of this intersection upgrade would be clarified through discussions with SIMTA and Roads and Maritime.	Operation	MAAI intersection works remained ongoing during the reporting period. Note that references to SIMTA are no longer applicable.	Not Triggered
1D	The Operational Traffic Management Plan would be prepared based on the Preliminary Operational Traffic Management Plan (Appendix M of the EIS) and include the following key initiatives: <ul style="list-style-type: none"> <li>■ Heavy vehicle route management</li> <li>■ Safety and amenity of road users and public</li> <li>■ Congestion management on Moorebank Avenue</li> <li>■ Road user delay management</li> <li>■ Information signage, distance information and advance warning systems</li> <li>■ Driver code of conduct</li> <li>■ Incident management</li> <li>■ Traffic monitoring.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
1E	Consultation with TfNSW would be conducted regarding the provision for active transport to/from the Proposal site and along the internal perimeter road, as part of detailed design for the Proposal.	Operation	This compliance report relates to construction activities only.	Not Triggered
1F	Bicycle and end of trip facilities would be provided in accordance with the City of Sydney Section 3 – General Provisions.	Operation	This compliance report relates to construction activities only.	Not Triggered
1G	Consultation would be undertaken with relevant bus provider(s) regarding the potential to extend the 901 bus service (or equivalent) and additional bus stops with the aim of maximising public transport accessibility to and within the Proposal site.	Operation	This compliance report relates to construction activities only.	Not Triggered
1H	Importation of fill to site during construction of the Proposal is to not exceed a total of 22,000m <sup>3</sup> of material per day. This limit is to be further reduced by an amount equivalent to any fill being imported to the MPE Stage 2 Proposal (SSD 7628) on the same day such that the combined importation of fill to the Proposal site and MPE site does not exceed 22,000m <sup>3</sup> on any given day.	Construction	Requirement is included within Section 3.2.3 and Appendix F of the approved CTAMP.  Fill importation has not exceeded 13,000m <sup>3</sup> per day during the reporting period.	Compliant
1I	During operation, emergency vehicle access would be managed through an Emergency Vehicle Response Plan developed for the Proposal in consultation with the NSW Police Force, NSW Fire Brigade, NSW Rural Fire Service and the Ambulance Service of NSW, where appropriate.	Operation	This compliance report relates to construction activities only.	Not Triggered
2.	<b>Noise and Vibration</b>			
2A	A Construction Noise and Vibration Management Plan (CNVMP), or equivalent, would be prepared for the Proposal in accordance with the Interim Construction Noise Guideline (or equivalent), and would give consideration to Revised Environmental Mitigation Measures (REMMs) 5A – 5B (of the MPW Concept Plan Approval (SSD 5066)).	Construction	The revised Construction Noise and Vibration Management Plan (Revision 18, 18 November 2024) is currently being implemented and was approved by DPHI on 21 January 2025.	Compliant
2B	The ambient noise monitoring surveys undertaken within Casula, Wattle Grove and Glenfield would be continued throughout the construction and operation of the Proposal (with annual reporting of noise results up to two years beyond the completion of the Proposal).	Construction and operation	Requirement is included within Section 5 of the approved CNVMP.	Compliant
2C	In the event of any noise or vibration related complaint or adverse comment from the community, noise and ground vibration levels would be investigated. Remedial action would be implemented where feasible and reasonable.	Construction and operation	Requirement is included in Section 5.1 of the approved CNVMP.	Compliant

2D	<p>A noise wall would be installed along a portion of the western boundary of the Proposal site in the general location identified in Figure 7-1 of the Noise Impact Assessment (Appendix N of the EIS). The height, extent, and staged implementation of the noise wall would be confirmed, based on further noise modelling undertaken during detailed design. Should the detailed design solution require a staggered noise wall, the final noise wall would be designed to provide the appropriate level of noise attenuation to minimise operational noise impacts on nearby noise-sensitive receivers, where practicable.</p> <p>Noise mitigation measures would be implemented to affected residential receivers at Casula which are subject to noise impacts above the established noise criteria. These mitigation measures could include (but are not limited to) attenuation at the receiver (i.e. treatment of dwellings) and/or attenuation at the source (i.e installation of a noise wall on the Proposal site). The need for the selection of noise mitigation measures, and timing for implementation, would be subject to noise monitoring during operations and further modelling to be undertaken following the commencement of operations. Provision has been made for a noise wall in the event that it is deemed necessary during operations.</p>	Construction and operation	Requirement is included in Section 4.5 & 4.6 of the approved CNVMP.	Compliant
2E	<p>Best practice noise mitigation measures would be implemented for the operational phase of the Proposal including:</p> <ul style="list-style-type: none"> <li>■ Noise monitoring (refer to mitigation measures 2B and 2C above)</li> <li>■ A gate appointment system would be implemented to minimise truck loading/unloading wait times and resultant queueing. Trucks would be turned away from facility if arriving too early</li> <li>■ Truck marshalling lanes would be included to minimise congestion and queueing</li> <li>■ The provision of information signs and communication of MPW idle reduction policy.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
2F	<p>Management of vibration impacts to Kitchener House.</p> <p>In the event that plant items to be used for construction identified in Table 12 of the Noise Technical Memorandum (refer to Appendix D of this RtS) are proposed to be operated within their respective "Cosmetic Damage" safe working distances from Kitchener House, then attended vibration monitoring would be conducted at Kitchener House to verify that the 'safe' vibration level is not exceeded. If exceedances are approached, the work should cease immediately, and alternative construction methods should be used.</p>	Construction	Requirement is included in Section 4.5 of the approved CNVMP.	Compliant
2G	<p>SIMTA would restrict port shuttle locomotives that do not meet the noise requirements of Environment Protection Licences (EPLs) 3142 and 12208 from entering the MPW Stage 2 rail link.</p>	Operation	<p>This compliance report relates to construction activities only.</p> <p>Note that references to SIMTA are no longer applicable.</p>	Not Triggered
3.	Air Quality			



<p><b>3A</b></p>	<p>A Construction Air Quality Management Plan would be prepared based on the Air Quality Management Plan (Appendix O of the EIS) and include the following key initiatives:  Procedures for controlling/managing dust:  ■ Clearing, site preparation and excavation:  – Deploy water carts periodically during construction to ensure exposure areas and topsoils/subsoil are kept moist.  – Work practices would be modified to manage/control dust by limiting clearing, stripping and spoil handling during periods of adverse weather (hot, dry and windy conditions) and when dust is seen leaving the site.  – The extent of clearing of vegetation and topsoil would be limited to the designated footprint required for construction and appropriate staging of any clearing.  ■ Demolition of existing structures  – Where possible, materials and structures would be dampened using water sprays prior to demolition. During adverse weather (hot, dry and windy conditions), consideration would be given to modify demolition activities when dust is seen leaving the site. Special consideration, including boundary monitoring would need to be given to the demolition of buildings containing asbestos in accordance with relevant guidelines and legislation.  ■ Haulage and heavy plant and equipment movements  – Water carts would be operated on all unsealed internal roadways and travel routes.  – All vehicles on-site would be confined to a designated route with a speed limit of 30km/hr enforced.  – Trips and trip distances should be controlled and reduced where possible, for example by coordinating delivery and removal of materials to avoid unnecessary trips.  – Dirt track-out should be managed using shaker grids and / or wheel cleaning. Dirt that has been tracked onto public roads would be cleaned as soon as practicable.  – All trucks delivering fill or leaving the site with spoil material would have their load covered.  ■ Wind erosion  – Wind erosion from exposed ground would be limited by avoiding unnecessary vegetation and topsoil clearing and limiting to the minimum footprint required.  – Wind erosion from temporary stockpiles would be limited by minimising the number of work faces on stockpiles and through temporary stabilisation (compaction of surface, water sprays, seeding, veneering).  Roles, responsibilities and reporting requirements:  ■ During construction, environmental management would be the responsibility of the construction contractor. The Construction Manager (CM) would be responsible for the day to day construction activities of the Proposal site, including the implementation of dust controls.  Construction dust monitoring:  ■ Visual checks would be made daily and reported on an environmental inspection report. The visual checks would:  – Inspect and report on excessive dust being generated at source (wheel generated dust, scrapers/ graders, dozers, excavators, wind erosion).  – Inspect and report on water cart activity and effectiveness.  – Inspect and report on dust leaving the site.  – Non-conformance (dust leaving the site) would be reported immediately to the CM or management.  ■ Contingency measures for dust control where standard measures are deemed ineffective.</p>	<p>Construction</p>	<p>The revised CAQMP (Revision H, 12 December 2024) is currently being implemented.</p>	<p>Compliant</p>
<p><b>3B</b></p>	<p>Vehicle movements would be limited to designated entries and exits, haulage routes and parking areas.</p>	<p>Construction</p>	<p>Requirement is included in Section 3.5 and appendix C of the approved CTAMP. The revised CTAMP (Revision P, 13 December 2023) is currently being implemented on site.</p>	<p>Compliant</p>

3C	<p>Best practice air quality mitigation measures would be implemented for the operational phase of the Proposal including:</p> <p>Locomotives</p> <ul style="list-style-type: none"> <li>■ Ensure locomotives are well maintained in accordance with the manufacturer's specification or relevant operational plan. Update maintenance plans to include a requirement to consider air emissions and where possible improve air emission performance at next overhaul/upgrade (for SIMTA operational fleet)</li> <li>■ Ultra Low Emitting Switch Locomotives would be considered during the procurement process, having regard to technical, logistical and financial considerations</li> <li>■ Anti-idle policy and communication / training for locomotive operators</li> <li>■ Unnecessary idling avoided through driver training and site anti- idle policy</li> <li>■ Driver training for fuel efficiency.</li> </ul>	Operation	<p>This compliance report relates to construction activities only.</p> <p>Note that references to SIMTA are no longer applicable.</p>	Not Triggered
	<p>Container Handling</p> <ul style="list-style-type: none"> <li>■ New reach stackers to achieve emissions performance equivalent to US EPA Tier 3 / Euro Stage IIIA standards</li> <li>■ Unnecessary idling avoided through driver training and site anti- idle policy</li> <li>■ Equipment with smoky exhausts (more than 10 seconds) should be stood down for maintenance.</li> </ul> <p>Trucks</p> <ul style="list-style-type: none"> <li>■ Gate appointment system, truck marshalling lanes and rejection of trucks that arrive early to minimise wait times and queuing</li> <li>■ Development of an anti-idle policy and communication through the provision of information signs</li> <li>■ Unnecessary idling avoided through driver training and site anti- idle policy</li> <li>■ Loading and unloading coordinated to minimise truck trip distances as they travel through site.</li> </ul>	Operation	<p>This compliance report relates to construction activities only.</p>	Not Triggered
3F	<p>The Air Quality Management Plan (Appendix O of the EIS), would be further progressed and incorporated into the OEMP for the Proposal. In accordance with the AQMP the following key aspects would be addressed in the OEMP:</p> <ul style="list-style-type: none"> <li>■ Implementation and communication of anti-idling policy for trucks and locomotives</li> <li>■ Complaints line for the community to report on excessive idling and smoky vehicles</li> <li>■ Procedures to reject excessively smoky trucks visiting the site based on visual inspection.</li> </ul>	Operation	<p>This compliance report relates to construction activities only.</p>	Not Triggered
3G	<p>SIMTA would restrict port shuttle locomotives from entering the MPW Stage 2 rail link, that do not meet the following air emissions standards:</p>	Operations	<p>This compliance report relates to construction activities only.</p> <p>Note that references to SIMTA are no longer applicable.</p>	Not Triggered
4.	<b>Biodiversity</b>			
4A	<p>Following detailed design and before construction, detailed flora and fauna mitigation measures would be developed and presented as part of the CEMP. These detailed measures would incorporate the measures listed below.</p> <p>The CEMP would address:</p> <ul style="list-style-type: none"> <li>■ general impact mitigation</li> <li>■ staff/contractor inductions</li> <li>■ vegetation clearing protocols including identification of exclusion zones</li> <li>■ pre-clearing surveys and fauna salvage/translocation</li> <li>■ rehabilitation and restitution of adjoining habitat</li> <li>■ weed control</li> <li>■ pest management</li> <li>■ monitoring.</li> </ul> <p>The CEMP would include clear objectives and actions for the Proposal including how to:</p> <ul style="list-style-type: none"> <li>■ minimise human interferences to flora and fauna</li> <li>■ minimise vegetation clearing/disturbance</li> <li>■ minimise impact to threatened species and communities</li> <li>■ minimise impacts to aquatic habitats and species</li> <li>■ undertake flora and fauna monitoring at regular intervals.</li> </ul>	Construction	<p>The updated CFFMP (rev Q, 18 December 2024, Aspect Environmental) was approved by DPHI on 23 January 2025 and is currently being implemented on site.</p>	Compliant

4B	Vegetation clearing would be restricted to the construction footprint with sensitive areas, outside of this footprint, clearly identified as vegetation exclusion zones.	Pre-construction and Construction	Requirement is included in section 3.3 of the approved CFFMP. No vegetation clearing outside the Development boundary has occurred during the reporting period.	Compliant
4C	The vegetation exclusion zones would be marked on maps, which would be prepared by the contractor/s, and would also be marked on the ground using high visibility fencing (such as barrier mesh).	Pre-construction and Construction	Requirement is included in section 3.3 and Figure 3-3 of the approved CFFMP. FCMM requirement has been superseded by CoC B153 for which a non-compliance has been identified during the reporting period.	Non-Compliant
4D	A suitably qualified ecologist would accompany clearing crews to ensure disturbance is minimised and to assist in relocating any native fauna to adjacent habitat.	Construction	Requirement is included in section 3.3 and Figure 3-3 of the approved CFFMP. No vegetation clearing has been undertaken during the reporting period.	Not Triggered
4E	<p>The following procedures would be implemented to minimise fauna impacts from vegetation clearance:</p> <ul style="list-style-type: none"> <li>■ A staged habitat removal process would be developed and would include the identification and marking of all habitat trees in the area</li> <li>■ Where reasonable and feasible, clearing of hollow-bearing trees would be undertaken in March and April when most microbats are likely to be active (not in torpor) but are unlikely to be breeding or caring for young, and when threatened hollow-bearing tree dependent birds in the locality are also unlikely to be breeding</li> <li>■ Pre-clearing surveys would be conducted 12 to 48 hours before vegetation clearing to search for native wildlife (e.g. reptiles, frogs, Cumberland Land Snail) that can be captured and relocated to the retained riparian vegetation of the Georges River corridor</li> <li>■ Vegetation would be cleared from a 10m radius around habitat trees to encourage animals roosting in hollows to leave the tree. A minimum 48 hour waiting period would allow animals to leave</li> <li>■ After the waiting period, standing habitat trees would be shaken (where safe and practicable) under the supervision of an ecologist to encourage animals roosting in hollows to leave the trees, which may then be felled, commencing with the most distant trees from secure habitat</li> <li>■ Felled habitat trees would either be immediately moved to the edge of retained vegetation, or left on the ground for a further 24 hours before being removed from the construction area, at the discretion of the supervising ecologist</li> <li>■ All contractors would have the contact numbers of wildlife rescue groups and would be instructed to coordinate with these groups in relation to any animal injured or orphaned during clearing.</li> </ul>	Construction	Requirement is included in section 3.3 and Appendix B of the approved CFFMP. No vegetation clearing has been undertaken during the reporting period.	Not Triggered
4F	<p>Within areas of high quality intact native vegetation proposed to be removed:</p> <ul style="list-style-type: none"> <li>■ Topsoil (and seedbank) would be collected from native vegetation that are to be permanently cleared and used in the revegetation of riparian areas</li> <li>■ Where feasible and reasonable native plants in areas that are to be permanently cleared would be relocated and transplanted in riparian areas identified for rehabilitation</li> </ul>	Construction	Requirement is included in section 3.3 and Appendix B of the approved CFFMP. No vegetation clearing has been undertaken during the reporting period.	Not Triggered
4G	Relocation of fauna to adjacent retained habitat would be undertaken by a suitably qualified ecologist during the supervision of vegetation removal.	Construction	Requirement is included in section 3.3 of the approved CFFMP. No vegetation clearing has been undertaken during the reporting period.	Not Triggered

4H	An ecologist would supervise the drainage of any waterbodies on the Proposal site and would relocate tortoises and frogs to the edge of the Georges River and/or the existing pond at the northern end of the Proposal site. Native fish (e.g. eels) that are endemic to the Sydney area would be translocated from drained ponds/dams on the site to natural waterways and pest fish would be euthanised on ice. If non-endemic native species are encountered on site, DPI Fisheries would be consulted to determine the best location to translocate this species.	Construction	Requirement is included in section 3.3 of the approved CFFMP. No drainage has been undertaken during the reporting period.	Not Triggered
4I	The design of temporary site fencing and any overhead powerlines would consider the potential for collision by birds and bats and minimise this risk where practicable.	Detailed design & Pre- construction, construction	Requirement is included in section 3.3 of the approved CFFMP.	Compliant
4J	The potential for translocation of threatened plant species as individuals or as part of a soil translocation process would be considered during the detailed development of the EWMS and CEMP.	Detailed design, construction and construction	Requirement is included in Section 3.2.3 of the approved CFFMP.	Compliant
4K	Important habitat elements (e.g. large woody debris) would be moved from the construction area to locations within the conservation area which would not be cleared during the Proposal, or to stockpiles for later use in vegetation/habitat restoration.	Pre-construction and Construction	Requirement is included in Section 3.3 of the approved CFFMP.	Compliant
4L	Winter-flowering trees would be preferentially planted in landscaped areas of the Proposal site to provide a winter foraging resource for migratory and nomadic nectar-feeding birds and the Grey-headed Flying-fox.	Detailed design, Pre-construction and Construction	Requirement is included in Section 3.3 of the approved CFFMP.	Compliant
4M	Erosion and sediment control measures such as silt fencing and hay bales would be used to minimise sedimentation of streams and resultant impacts on aquatic habitats and water quality. The erosion and sediment controls to be included to avoid, minimise and mitigate against the potential for construction of the Proposal to result in erosion and sedimentation impacts will be determined in consideration of the erosive potential of locally occurring soils, and the characteristics of the clean general fill to be imported as part of construction of the Proposal.	Pre-construction and Construction	Requirement is included in Section 3.3 of the approved CFFMP.	Compliant
4N	Opportunities for planting of detention basins with native aquatic emergent plants and fringing trees would be explored in the detailed design of the Proposal and, if practicable, implemented so that they would provide similar habitat in the medium term to that lost through the removal of existing basins.	Detailed design and construction	Addressed in the approved SDDR.	Compliant
4O	The CEMP (or equivalent) would include detailed measures for minimising the risk of introducing weeds and pathogens for construction related vehicles and equipment.	Construction	The Weed, Pest and Vermin Management Protocol is included as Appendix C of the approved CFFMP. Inspections for pests, vermin and noxious weeds continue to be undertaken at regular intervals.	Compliant
4P	The CEMP and OEMP for the Proposal would consider and have reference to the weed removal and riparian vegetation restoration undertaken within parts of the Georges River corridor under the MPW Concept Approval (identified within the Biodiversity Offset Package for the MPW Project).	Construction and operation	Requirement is included in section 3.3 and Appendix C of the approved CFFMP.	Compliant
4Q	The detailed design process would consider the potential groundwater impacts on groundwater-dependent ecosystems. In most cases, these impacts, if evident, would be mitigated at the design phase.	Detailed design and construction	Requirement is included in Section 2.4 and Appendix D of the approved CSWMP.	Compliant
4R	The OEMP would include a biodiversity monitoring program designed to detect operational impacts of the Georges River riparian corridor (within the offset site).	Operation	This compliance report relates to construction activities only.	Not Triggered
4S	Ongoing monitoring of macroinvertebrate communities would be undertaken prior to, during and following construction upstream and downstream of the potential impacts at the proposed basin outlets in the Georges River and reference locations to assist in identifying any changes in aquatic communities.	Pre- construction, construction and operation	Requirement is included within section 4.1 of the approved CFFMP. Monitoring of macroinvertebrate communities has been undertaken outside the reporting period.	Not Triggered
4T	The proposed stormwater basin outlets would be designed to minimise biodiversity impacts by incorporating native revegetation and fauna habitat features as far as possible.	Detailed design	This compliance report relates to construction activities only.	Not Triggered

4U	The native vegetation and connectivity values in the proposed basin outlets would be monitored to ensure that fauna passage is maintained.	Construction and operation	Basin outlets remain under construction, and at present have no native vegetation.	Not Triggered
4V	During operation, both threatened and non-threatened species of frogs and reptiles may be at risk of injury or mortality. Controls such as fencing would be put in place to keep land-based fauna away from the operating terminals.	Operation	This compliance report relates to construction activities only.	Not Triggered
4W	A monitoring program would be developed and implemented to measure the performance of revegetation activities in the Georges River riparian zone and associated conservation area.	Construction and operation	Requirement is included within section 4.1 of the approved CFFMP. Weekly general site inspections includes review of revegetation in OSD outlet structures.	Compliant
5.	<b>Stormwater and Flooding</b>			
5A	<p>A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, would be prepared for the Proposal. The SWMP and ESCPs would be prepared in accordance with the principles and requirements of the Blue Book and based on the Preliminary ESCPs provided in the Stormwater and Flooding Assessment Report (refer to Appendix R of the EIS). The following aspects would be addressed within the SWMP and ESCPs:</p> <ul style="list-style-type: none"> <li>■ Minimise the area of soil disturbed and exposed to erosion</li> <li>■ Priority should be given to management practices that minimise erosion, rather than to those that capture sediment downslope or at the catchment outlet</li> <li>■ Divert clean water around the construction site or control the flow of clean water at non-erodible velocities through the construction area</li> <li>■ Provision of boundary treatments around the perimeter of construction areas to minimise the migration of sediment offsite</li> <li>■ Permanent or temporary drainage works (in particular OSDs) would be installed as early as practical in the construction program to minimise uncontrolled drainage and associated erosion</li> <li>■ Stockpiles would be located away from flow paths on appropriate impermeable surfaces, to minimise potential sediment transportation. Where practicable, stockpiles would be stabilised if the exposed face of the stockpile is inactive more than ten days, and would be formed with sediment filters in place immediately downslope</li> <li>■ Disturbed land would be rehabilitated as soon practicable</li> <li>■ The wheels of all vehicles would be cleaned prior to exiting the construction site where excavation occurs to prevent the tracking of mud. Where this is not practical, or excessive soil transfer occurs onto paved areas, street cleaning would be undertaken when necessary.</li> <li>■ A requirement to inspect all permanent and temporary erosion and sedimentation control works prior to and post rainfall events and prior to closure of the construction area. Erosion and sediment control structures must be cleaned, repaired and augmented as required.</li> </ul> <p><del>Where required, sediment basins and their outlets would be designed to be stable in the peak flow.</del></p>	Construction	The revised CSWMP (Revision 18, 30 November 2021) was approved by DPHI on 18 March 2022.	Compliant
5B	Proposal site exits would be fitted with hardstand material, rumble grids or other appropriate measures to limit the amount of material transported offsite.	Construction	Requirement is included within Section 3.5 and Appendix C of the approved CTAMP. Further, the CSWMP identifies that site entry and exits have been designed with Stabilised Construction Access measures and an existing automated wheel washer is present on site which will be maintained throughout the construction period.	Compliant
5C	<p>The following measures would be considered during the development of construction methodology for the Proposal to mitigate flooding impacts:</p> <ul style="list-style-type: none"> <li>■ For all site works, provide temporary diversion channels around temporary work obstructions to allow low and normal flows to safely bypass the work areas</li> <li>■ Locate site compounds, stockpiling areas and storage areas for sensitive plant, equipment and hazardous materials above an appropriate design flood level, outside of the PMF extent at the northern section of the construction area, to be determined based on the duration of the construction work.</li> </ul>	Construction	Requirement is included within Section 2.8 and Appendix A of the approved CSWMP.	Compliant

5D	<p>To minimise potential flood impacts during construction of the Proposal, the following measures would be implemented and documented in the SWMP:</p> <ul style="list-style-type: none"> <li>■ The existing site catchment and sub-catchment boundaries would be maintained as far as practicable</li> <li>■ To the extent practicable, site imperviousness and grades should be limited to the extent of existing imperviousness and grades under existing development conditions</li> <li>■ Smaller detention storages that provide adequate rainfall runoff mitigation during partial construction/site development would be considered.</li> <li>■ Temporary structures used to convey on site run-off during construction would be designed to accommodate flows during prolonged or intense rainfalls. The existing stormwater conduit conveying flows from Moorebank Avenue to the Georges River would be assessed to ensure it is adequate to accommodate run-off from the construction area.</li> </ul>	Construction	This FCMM requirement has been included throughout the CSWMP and associated ESC designs. Items relating to site imperviousness and works area have been included in Sections 4 and 5 of the CSWMP. Section 6 of the CSWMP identifies mitigation measures relating to sediment basins.	Compliant
5E	A Flood Emergency Response and Evacuation Plan, or equivalent, would be prepared and implemented for the construction phase of the Proposal to allow work sites to be safely evacuated and secured in advance of flooding occurring at the Proposal site. The plan would be prepared in consultation with the State Emergency Service.	Construction	<p>A Construction Emergency Response Plan (Revision J, 17 October 2022) has also been included in the CEMP to address emergency response plans and procedures (see section 4.11).</p> <p>Revision K of the CERP (18 November 2024) was approved by DPHI on 12 December 2024 and is currently being implemented on site.</p> <p>Requirement is included in Section 4.12 of the approved CERP. Appendix F of the CERP details consultation undertaken.</p>	Compliant
5F	Stormwater quality improvement devices would be designed to meet the performance targets identified in the Stormwater and Flooding Environmental Assessment (Appendix R of the EIS), and civil design drawings. Maintenance of the bio-retention structures would be in accordance with the maintenance requirements set out in Gold Coast City Council's Water Sensitive Urban Design Guidelines 2007 and would be included in the OEMP.	Operation	This compliance report relates to construction activities only.	Not Triggered
5G	Operational water quality monitoring is to be carried out and included in the OEMP with the objective of maintaining or improving existing water quality.	Operation	This compliance report relates to construction activities only.	Not Triggered
5H	A Flood Emergency Response Plan (FERP) would be prepared and implemented for the operational phase of the Proposal. The FERP would take into consideration, site flooding and broader flood emergency response plans for the Georges River floodplains and Moorebank area. The FERP would also include the identification of an area of safe refuge within the Proposal site that would allow people to wait until hazardous flows have receded and safe evacuation is possible. The FERP would be prepared in consultation with the State Emergency Service.	Operation	This compliance report relates to construction activities only.	Not Triggered

5I	<p>Stockpile sites established during construction are to be managed in accordance with stockpile management principles set out in Appendix L of this RIS.</p> <p>Mitigation measures within the Stockpile Management Protocol include:</p> <ul style="list-style-type: none"> <li>■ In order to accept fill material onto site, material characterisation reports/certification showing that the material being supplied is VENM/ENM must be provided.</li> <li>■ Each truck entering the MPE Stage 2 Proposal site will be visually checked and documented to confirm that only approved materials that are consistent with the environmental approvals are allowed to enter the site.</li> <li>■ Only fully tarped loads are to be accepted by the gatekeeper.</li> <li>■ Environmental Assurance of imported fill material will be conducted to confirm that the materials comply with the NSW EPA Waste Classification Guidelines and the Earthworks Specification for the MPW site. The frequency of assurance testing will be as nominated by the Environmental assessor/auditor.</li> <li>■ All trucks accessing the site for the purpose of clean general fill importation would enter and exit via the existing main MPE Stage 2 site access located in the North-west of the MPE site from Moorebank Avenue.</li> <li>■ Ingress and egress to the stockpiling areas would be arranged so that the reversing of trucks within the site is minimised.</li> <li>■ Stockpiles would not exceed ten-metres in height from the final site levels, with battered walls at gradients of 1V:3H. For any stockpile heights greater than 4 m, benching would be implemented.</li> <li>■ For any stockpile heights greater than 4 m, benching would be implemented.</li> <li>■ Where reasonable and feasible, and to minimise the potential for erosion and sedimentation of stockpile(s), stockpile profiles would typically be at angle of repose (the steepest angle at which a sloping surface formed of loose material is stable) with a slight concave slope to limit the loss of sediments off the slope, or through the profile and the formation of a toe drain.</li> <li>■ The top surface of the stockpile(s) would be slightly sloped to avoid ponding and increase run off.</li> <li>■ Topsoil stockpiles would be vegetated to minimise erosion.</li> </ul>	Construction	<p>Requirements have been included within the following management plans;</p> <ul style="list-style-type: none"> <li>- Section 5.12 of the approved CMP</li> <li>- EMP06 and EMP10 of the LTEMP</li> <li>- Section 5.3 and Appendix A of the approved CSWMP</li> <li>- Appendix F of the approved CTAMP.</li> </ul>	Compliant
5J	Gross pollutant traps would be provided at basin inlets for all permanent basins during operations.	Construction	Requirement is included in the approved SDDR.	Compliant
5K	Hydraulic modelling of OSD outlet channels (using HEC-RAS software) would be undertaken during detailed design, to facilitate the design of the channels and demonstrate their effectiveness with respect to energy dissipation and scour protection elements	Detailed Design	This compliance report relates to construction activities only.	Not Triggered
6.	<b>Geology, Soils and Land Contamination</b>			
6A	The CEMP would identify the actions to be taken should additional contamination be identified during the development of the site (i.e. an unexpected finds protocol), and will address REMM items 8H, 8T, 8U, 8V and 8W (of the MPW Concept Plan Approval (SSD 5066)).	Construction	The approved CEMP includes a Contamination Management Plan (Appendix L) and an Unexpected Finds Protocol (Appendix D).	Compliant
6B	<p>A site specific Remediation Action Plan (RAP) is not considered to be required for the Proposal. The following documentation would be utilised for the purposes of remediating the site:</p> <ul style="list-style-type: none"> <li>■ The Preliminary Remediation Action Plan (PB, 2014a)</li> <li>■ The Validation Plan – Principles (Golder, 2015b)</li> <li>■ The Demolition and Remediation Specification (Golder 2015c)</li> <li>■ Any other contamination documentation prepared for the remediation activities undertaken for MPW Early Works (Stage 1).</li> </ul>	Construction	FCCM requirement addressed in CoC B169 and B172 of SSD 7709.	Compliant
6C	The CEMP would include the preparation of a site-wide UXO, EO, and EOW management plan (or equivalent) based on the UXO Risk Review and Management Plan (G-Tek, 2016). This plan would be implemented to address the discovery of UXO or EOW during construction, to ensure a safe environment for all staff, visitors and contractors.	Construction	<p>The approved CEMP includes a Contamination Management Plan (Appendix L) and an Unexpected Finds Protocol (Appendix D).</p> <p>Section 5.12 of the CMP details the UXO, EO and EOW Management Plan.</p>	Compliant
6D	<p>An Asbestos in Soils Management Plan (AMP) is to be implemented as part of the CEMP in accordance with the Safe Work NSW requirements, including but not limited to:</p> <ul style="list-style-type: none"> <li>■ the Guidelines for Managing asbestos in or on soil (2014), and</li> <li>■ Codes of Practice - How to Safely Remove Asbestos (2011) and How to Manage and Control Asbestos in the Workplace (2011).</li> </ul>	Construction	An AMP has been prepared for the Site (Golder Associates, Revision 1, 16 August 2016).	Compliant

6E	<p>An Acid Sulfate Soils Management Plan (or equivalent) would be prepared as part of the CEMP in accordance with the ASSMAC Assessment Guidelines (1998), for areas identified as being of low or high risk i.e. works within close vicinity of the Georges River (Figure 13-2 of this EIS).</p> <p>In addition, a risk assessment quantifying the risks associated with the volumes of soil to be disturbed, the laboratory results from ASS testing undertaken, the end use of the materials and the proximity to sensitive environments is to be undertaken.</p> <p>All offsite disposal would be in accordance with the NSW Waste Classification Guidelines Part 4: Acid Sulfate Soils (2009).</p>	Construction	The Acid Sulfate Soil Management Plan (EP Risk, Revision 5, 30 January 2023) was approved by DPHI on the 21 February 2020.	Compliant
6F	<p>The existing groundwater monitoring undertaken for the Proposal would continue. A groundwater monitoring program (GMP) would be developed at the conclusion of remediation activities for the Proposal and included as part a Long Term Environmental Management Plan (LTEMP) (to be prepared for approval by the Accredited Site Auditor and in association with the OEMP). The main purpose of the GMP would be to assist in the management of groundwater contamination (particularly PFAS impacts) at the site, and to minimise potential harm to human health and the environment. The GMP would achieve the following objectives:</p> <ul style="list-style-type: none"> <li>■ Establish whether the residual groundwater contamination plume is shrinking, stable, or increasing, and whether natural attenuation and/or migration is occurring according to expectations through line-of-evidence collection</li> <li>■ Provide appropriate groundwater investigation levels (GILs) for groundwater contaminants, in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM). Should exceedances be identified, contingency plans for further investigations or remediation would be prepared.</li> <li>■ Provide appropriate trigger levels for key contaminants (where available), based on the receptor of interest and identified contaminants</li> <li>■ Serve as a compliance program, so that potential impacts to down-gradient receptors are identified before adverse effect occurs (relative to above objectives)</li> <li>■ Detect changes in environmental conditions (e.g. hydrogeologic, geochemical or other changes) that may reduce the efficacy of any natural attenuation processes or that could lead to a change in the nature of impact</li> <li>■ Establish groundwater conditions (i.e. concentrations and/or trends) which indicated that groundwater monitoring could be reduced or ceased and the requirements of the GMP absolved.</li> </ul> <p>The monitoring program is to be undertaken for two years post operation of the Proposal to ensure a range of seasonal and river flow variations is assessed. At the completion of the two year period, subject to analysis of results, consideration would be given to whether this monitoring is required to continue. The approach to PFAS management will be confirmed following further monitoring in consultation with, and the approval of, the NSW EPA Accredited Site Auditor.</p>	Pre- construction, construction and operation	The Longterm Environmental Management Plan (EP Risk, Rev 12, 01 December 2020) includes a groundwater sampling strategy in EMP 18.	Compliant
6G	Findings within the Geotechnical Interpretive Report (Golder, 2016 – Appendix S of the EIS) regarding excavations, earthworks, pavements and structural footings are to be considered during detailed design.	Detailed design	This compliance report relates to construction activities only.	Not Triggered
6H	<p>At the conclusion of remediation works, a Remediation and Validation Report (RVR) is to be prepared for the Proposal to facilitate the Auditor's review of remediation and validation activities. The RVR is to document the remediation and validation activities completed within specific areas of the Proposal, including:</p> <ul style="list-style-type: none"> <li>■ Information relating to the materials used in the separation layers such as the soil types, geotextile materials, and sealant types etc. (if required)</li> <li>■ An as-constructed plan of the site showing the locations, depths and materials of the separation layers installed at the site.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
6I	The existing site-wide Long-Term Environmental Management Plan (LTEMP), such as the one established at the completion of Early Works, is to be revised at the completion of the Proposal remediation activities to include protocols for ongoing maintenance and/or monitoring or any long term remedial/mitigation measures to be implemented following completion of the Site Audit Statement.	Operation	This compliance report relates to construction activities only.	Not Triggered



6J	<p>In order to accept fill material onto site, the following will be undertaken:</p> <ul style="list-style-type: none"> <li>□ Material characterisation reports/certification showing that the material being supplied is VENM/ENM must be provided.</li> <li>□ Each truck entry will be visually checked and documented to confirm that only approved materials that are consistent with the environmental approvals are allowed to enter the site. Only fully tarped loads are to be accepted by the gatekeeper. Environmental Assurance of imported fill material will be conducted to confirm that the materials comply with the NSW EPA Waste Classification Guidelines and the Earthworks Specification for the MPW site. The frequency of assurance testing will be as nominated by the Environmental assuor/auditor.</li> </ul>	Construction	<p>Requirement is included within EMP 11 of the LTEMP and in Section 5.16 of the approved CMP.</p> <p>Appendix F of the approved CTAMP details the Fill Importation Management Protocol which includes requirements for monitoring material as it enters site.</p>	Compliant
6K	The CEMP would include an Earthworks Specification, which would include details on earthworks material criteria, handling and placement requirements, embankment and cutting formation (including foundation, batter and benching requirements), unsuitable material and bridging layer requirements, conformance testing methods and acceptance criteria (e.g. for material acceptance and compaction control).	Construction	Moorebank Intermodal Logistics Precinct: Bulk Earthworks Specification Area A, B, D (EPSM3813-021S REV 1).	Compliant
6L	In areas where placement of fill would occur to final site levels, but hardstand and warehousing is not currently proposed, exposed surfaces would be stabilised using hydroseeding, or the application of a bitumen emulsion or a similar stabilisation method.	Construction	Requirement is included in Section 3.4 and 5.8 of the approved CSWMP.	Compliant
7.	<b>Hazard and risk</b>			
7A	<p>The following measures would be included in the CEMP (or equivalent) to minimise hazards and risks:</p> <ul style="list-style-type: none"> <li>■ Procedures for safe removal of asbestos</li> <li>■ Provision for safe operational access and egress for emergency service personnel and workers would be provided at all times</li> <li>■ An Incident Response Plan that would include a Spill Management Procedure.</li> </ul>	Construction	<p>Requirements have been included in;</p> <ul style="list-style-type: none"> <li>- Procedures for safe removal of asbestos: Section 6 of the Asbestos in Soils Management Plan</li> <li>- Safe Operational Access and Emergency Service Egress: Section 4.1 and 4.2 of the approved CERP</li> <li>- Incident Response Plan including a Spill Management Procedure: Section 4.10 of the approved CERP.</li> </ul>	Compliant
7B	<p>To minimise the risk of leakages involving natural gas, LNG and flammable and combustible liquids to the atmosphere:</p> <ul style="list-style-type: none"> <li>■ Appropriate standards for a gas reticulation network, including AS 2944-1 (2007) and AS 2944-2 (2007), would be applied</li> <li>■ Correct schedule pipes would be used</li> <li>■ Fire protection systems would be installed as required</li> <li>■ Access to the Proposal site would be restricted to authorised personnel.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
7C	<p>To minimise the risks of leakage of LNG and flammable liquids during transport:</p> <ul style="list-style-type: none"> <li>■ The transport of dangerous goods by road would comply with the Dangerous Goods (Road and Rail Transport) Act 2008 and the Dangerous Goods (Road and Rail Transport) Regulation 2014</li> <li>■ Contractors delivering the gas would be trained, competent and certified by the relevant authorities.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
7D	<p>To minimise hazards associated with venting of LNG:</p> <ul style="list-style-type: none"> <li>■ LNG storage would be designed to AS/NZS 1596-2008 standards</li> <li>■ Access to the Proposal site would be restricted to authorised personnel</li> <li>■ Adequate separation distances to residencies and other assets would be maintained.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
7E	Storage of flammable/combustible liquids would be undertaken in accordance with AS 1940, with secondary containment in place in a location away from drainage paths.	Operation	This compliance report relates to construction activities only.	Not Triggered
7F	Intermodal terminal facility and warehousing staff involved in the transport and handling of dangerous goods would receive training in the contents of the dangerous goods provisions commensurate with their roles and responsibilities. Training is to be provided and records maintained in accordance with the appropriate competent authority (WorkCover NSW).	Operation	This compliance report relates to construction activities only.	Not Triggered
7G	The 190 KL of diesel fuel (combustible liquids of class C) would be stored on site in a separate 97 KL self-bunded container and would be stored away from other flammable materials of class 3PGI, II or III. The manifest threshold quantity under this circumstance is 100 KL for each tank. Refuelling of locomotives is likely to occur on the locomotive shifter, which would catch any spills during the refuelling process. Spill kits would be located in the vicinity of the refuelling location and staff would be trained in the use.	Operation	This compliance report relates to construction activities only.	Not Triggered

7H	A preliminary risk screening assessment would be undertaken prior to any refuelling activities being undertaken onsite using LPG to ensure compliance with storage requirements (location, tank size and separation distances) under SEPP 33 (specific to the type of fuel to be stored) to maintain acceptable risk levels associated with refuelling procedures.	Operation	This compliance report relates to construction activities only.	Not Triggered
7I	The storage and handling of any LPG or LNG stored within warehouses onsite as part of the Proposal must demonstrate compliance with storage requirements in accordance with the Applying SEPP 33 guideline.	Operation	This compliance report relates to construction activities only.	Not Triggered
8.	<b>Visual Amenity, urban design and landscape</b>			
8A	The following mitigation measures would be implemented, where reasonable and feasible, to minimise the visual impacts of the Proposal: <ul style="list-style-type: none"> <li>■ Existing vegetation around the perimeter of construction sites would be retained where feasible and reasonable</li> <li>■ The early implementation of landscape planting would be considered in order to provide visual screening during the construction of the Proposal</li> <li>■ Elements within construction sites would be located to minimise visual impacts as far as feasible and reasonable, e.g. setting back large equipment from site boundaries</li> <li>■ Construction lighting, on both ancillary facilities and plant and equipment, would be designed and located to minimise the effects of light spill on surrounding sensitive receivers, including residential areas and the proposed conservation area</li> <li>■ Design of site hoardings would consider the use of artwork or project information</li> <li>■ Regular maintenance would be undertaken of site hoardings and perimeter areas including the prompt removal of graffiti</li> <li>■ Re-vegetation/landscaping would be undertaken progressively</li> <li>■ Where required for construction works, cut-off and directed lighting would be used and lighting location considered to ensure glare and light spill are minimised.</li> </ul>	Construction	Requirement is captured within the Urban Design Development Report (Revision 7, Reid Campbell, 07 September 2022). Revision 7 of the UDDR was approved by DPHI on 27 October 2023.	Compliant
8B	The following mitigation measures would be implemented, where reasonable and feasible, for the landscaping of the Proposal: <ul style="list-style-type: none"> <li>■ Use of species that are local to the area</li> <li>■ Use of trees to provide a uniform canopy cover within vegetated areas</li> <li>■ Use of local species as understory planting to support and enhance local habitat values</li> <li>■ Use of seeds collected within the local area for planting to reinforce the genetic integrity of the region, where possible.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
8C	The following initiatives would be implemented for mitigation of light spill: <ul style="list-style-type: none"> <li>■ Lighting would be designed to minimise impacts on surrounding existing and future residents and the proposed conservation zone</li> <li>■ The use of shields on luminaire lighting to minimise brightness effects would be considered</li> <li>■ Asymmetric light distribution-type floodlights would be selected as part of the proposed lighting design (i.e. the light is directed specifically to the task with minimal direct light spill to the surrounding area)</li> <li>■ Low reflection pavement surfaces would be considered to reduce brightness</li> <li>■ The quantity of light and energy consumption in parts of the Proposal site that are not active would be minimised, while retaining safe operation.</li> </ul>	Detailed design and operation	This compliance report relates to construction activities only.	Not Triggered
9.	<b>Indigenous Heritage</b>			
9A	The scar portions of MA6 & MA7 would be removed by a qualified arborist and relocated to the TLALC property at Thirimere, or a suitable area identified in consultation with Registered Aboriginal Parties (RAPs). The trees should be mounted and housed in a weather protected structure. All costs associated with the removal, relocation and housing of the trees would be covered by the Proponent. The relevant RAP would be responsible for the maintenance of the housing once established.	Construction	Completed outside reporting period.	Not Triggered

9B	<p>Staged salvage excavation of selected areas should be conducted as part of the Proposal, in consultation with RAPs. These stages include:</p> <ul style="list-style-type: none"> <li>■ Part 1 would involve dispersed pits placed along transects within the Terrace PAD and the tertiary terrace (between MA10 and MA14 – refer to Figure 16-2 of this EIS).</li> <li>■ Part 2 would involve open area salvage excavation, targeting the artefact concentrations identified by NOHC at MA10 and MA14, as well as any additional artefact concentrations identified during Part 1.</li> </ul>	Construction	Completed outside reporting period.	Not Triggered
9C	Where changes are made to the Proposal and areas not assessed by this report or previous reports (NOHC 2014, NOHC Sept 2014, AHMS 2015) are to be impacted, further Aboriginal heritage investigation and consultation should take place.	Construction	Not triggered.	Not Triggered
9D	An Aboriginal Cultural Heritage Assessment Report (ACHAR) (also known as a Cultural Heritage Management Plan) would be prepared as part of the CEMP for the Proposal and would outline ongoing management/ mitigation measures relating to MA6 and MA7.	Construction	No unexpected finds during the reporting period.	Not Triggered
9E	An unexpected finds procedure would be included in the ACHAR and in place for the construction phase of the Proposal.	Construction	No unexpected finds during the reporting period.	Not Triggered
9F	If suspected human remains are located during any stage of the construction works, work would stop immediately and the NSW Police and the Coroner's Office should be notified. The Office of Environment and Heritage, RAPs and an archaeologist would be contacted if the remains are found to be Aboriginal.	Construction	No unexpected finds during the reporting period.	Not Triggered
9G	Consultation with RAPs would continue throughout the life of the Proposal, as necessary. Ongoing consultation with RAPs would take place throughout the reburial of retrieved artefacts and in the event of the discovery of any unexpected Aboriginal objects.	Pre- Construction, construction and operation	No consultation required during the reporting period.	Not Triggered
10.	<b>Non-Indigenous Heritage</b>			
10A	Naming of roads would consider previous School of Military Engineering (SME) street names.	Detailed Design	This compliance report relates to construction activities only.	Not Triggered
10B	Naming of buildings and roads (in addition to above) would consider commemoration of significant events and individuals related to the Moorebank Cultural Landscape.	Detailed Design	This compliance report relates to construction activities only.	Not Triggered
10C	An unexpected finds protocol (or equivalent), including a stop works procedure, would be included within the CEMP. If unexpected finds are identified during works, the stop works procedure would be followed and a suitably qualified archaeological consultant would be engaged to assess the significance of the finds and the NSW Heritage Council notified. In this instance, further archaeological work or recording may be required.	Construction	<p>The Unexpected Finds Protocol is included as Appendix D of the revised CEMP.</p> <p>The revised CEMP (rev U, 18 November 2024 Aspect Environmental) is currently being implemented on site and was approved by DPHI on 21 January 2025.</p>	Compliant
11.	<b>Greenhouse Gas</b>			
11A	<p>The following mitigation measures would be implemented, where reasonable and feasible, for management of GHG emissions as part of the operation of the Proposal:</p> <ul style="list-style-type: none"> <li>■ Energy efficiency design aspects would be incorporated wherever practicable to reduce energy demand</li> <li>■ Fuel efficiency of the operation plant/equipment would be assessed prior to selection, and where practical, equipment with the highest fuel efficiency and which uses lower GHG intensive fuel (e.g. biodiesel) would be used</li> <li>■ Energy-efficient guidelines for operational work would be considered and implemented where appropriate and regular maintenance of equipment would be undertaken to maintain fuel efficiency</li> <li>■ Methods to reduce losses from industrial processes (refrigerants and SF6) would be investigated during detailed design</li> <li>■ Consideration would be given to undertake further investigation and implementation of cost negative abatement opportunities</li> <li>■ Investigate and, where possible, implement key performance indicators (KPIs) for plant efficiency and GHG intensity.</li> </ul> <p>The mitigation measures, management strategies and abatement opportunities presented in this report would be reviewed and considered where appropriate for incorporation into the OEMP.</p>	Detailed design	This compliance report relates to construction activities only.	Not Triggered

11B	<p>The following initiatives would be implemented, where reasonable and feasible, for mitigation of GHG emissions during construction:</p> <ul style="list-style-type: none"> <li>■ Construction works would be planned to minimise double handling of materials</li> <li>■ Construction/transport plans would be incorporated within the CEMP to minimise the use of fuel during construction</li> <li>■ Fuel efficiency of the construction plant/equipment would be assessed prior to selection, and where practical, equipment with the highest fuel efficiency and which uses lower GHG intensive fuel (e.g. biodiesel) would be used</li> <li>■ On-site vehicles would be fitted with exhaust controls in accordance with the Protection of the Environment Operations (Clean Air) Regulation 2010, as required and appropriate.</li> <li>■ Regular maintenance of equipment would be undertaken to maintain good operations and fuel efficiency</li> <li>■ Where practicable, trucks removing waste from the site or bringing materials to the site would be filled to the maximum amount allowable, depending on the truck size and load weight, to reduce the number of traffic movements required</li> <li>■ The mitigation measures, management strategies and abatement opportunities (Section 18 of this EIS) would be reviewed and considered where appropriate for incorporation into the CEMP.</li> </ul>	Construction	The revised Construction Traffic and Access Management Plan (Revision Q, 18 November 2025) was approved by DPHI on 21 January 2025.	Compliant
12.	<b>Waste</b>			
12A	<p>The following mitigation measures would be implemented as part of the CEMP (or equivalent) for waste management:</p> <ul style="list-style-type: none"> <li>■ Characterisation of construction waste streams in accordance with the NSW Waste Classification Guidelines</li> <li>■ Management of any identified hazardous waste streams</li> <li>■ Procedures to manage construction waste streams, including handling, storage, classification, quantification, identification and tracking</li> <li>■ Mitigation measures for avoidance and minimisation of waste materials</li> <li>■ Procedures and targets for re-use and recycling of waste materials.</li> </ul>	Construction	The Construction and Demolition Waste Management Plan (Revision F, 17 March 2021) includes mitigation measures in Section 3.6.	Compliant
12B	<p>The following mitigation measures would be implemented as part of the OEMP (or equivalent) for waste management:</p> <ul style="list-style-type: none"> <li>■ Addressing waste management requirements and goals in staff inductions</li> <li>■ Providing staff access to documentation outlining the facility's waste management requirements</li> <li>■ Locating recycling bins in kitchen areas beside general waste bins to prevent contamination of recycling</li> <li>■ Positioning paper recycling bins close to printer / photocopying equipment</li> <li>■ Establishing bays or containers for recyclable waste generated through de-stuffing</li> <li>■ Minimising general waste bins at desks but providing adequate container and paper recycling to encourage sorting of recyclables</li> <li>■ Providing adequate bin storage for the expected quantity of waste.</li> <li>■ Waste management planning incorporating principles of the waste hierarchy</li> <li>■ Selection of materials used in operations with recycled content, low embodied energy and durability</li> <li>■ Appropriate areas shall be provided for the storage of waste and recyclable material</li> <li>■ Standard signage on how to use the waste management system and what materials are acceptable in the recycling would be posted in all waste collection and storage areas</li> <li>■ All waste shall be collected regularly and disposed of at licensed facilities</li> <li>■ An education programme and on-going monitoring for training personnel to properly sort and transport waste into the right components and destinations.</li> </ul>	Detailed design and operation	This compliance report relates to construction activities only.	Not Triggered
12C	Container disposal units would be provided in the area around the diesel re-fuelling station to dispose of used spills kits. These containers would be taken for disposal at an appropriately licensed facility.	Operation	This compliance report relates to construction activities only.	Not Triggered
13.	<b>Bushfire</b>			

13A	<p>The following actions would be considered for implementation, where reasonable and feasible, for mitigation of bushfire risk during construction:</p> <ul style="list-style-type: none"> <li>■ A bushfire management strategy, or equivalent, would be prepared as part of the CEMP for the construction phase. The strategy would include: <ul style="list-style-type: none"> <li>– Emergency response plans and procedures</li> <li>– All site offices and temporary buildings would have a minimum setback of 10 m to bushfire prone areas</li> <li>– All site offices would be accessible via access roads suitable for firefighting appliances similar to NSW Rural Fire Service category 1 tankers.</li> </ul> </li> </ul>	Construction	<p>Construction management measures are included within section 3.3 of the BRMP (Revision F, 06 September 2022). Revision F of the BRMP was approved by DPE on 2 May 2023 and is currently being implemented on site.</p> <p>A Construction Emergency Response Plan has also been included in the CEMP to address emergency response plans and procedures (see section 4.11). The revised CERP (rev K, 18 November 2024, Aspect Environmental) was approved by DPHI on 12 December 2024 and is currently being implemented on site.</p>	Compliant
13B	<p>The following mitigation measures would be implemented during the operation of the Proposal:</p> <ul style="list-style-type: none"> <li>■ A bushfire management strategy, (including a fire safety and evacuation plan) or equivalent, would be prepared as part of the OEMP</li> <li>■ Management of the landscaped areas within the Proposal site would be undertaken to maintain minimum dry fuels loads</li> <li>■ The width, as required, of the Rail link connection would be maintained in a low fuel state</li> <li>■ Protocols would be developed for the monitoring of train access/egress during high – catastrophic fire weather days, if required and in accordance with the bushfire management strategy.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
14.	<b>Socio-economic</b>			
14A	A community information and awareness strategy would be included in the CEMP and would outline measures to maintain communication with the community and all relevant stakeholders throughout the construction process of the Proposal.	Construction	The Community Communication Strategy (rev K, 18 November 2024) is currently being implemented.	Compliant
14B	The Operational Environmental Management Plan (OEMP) would include measures to engage with stakeholders and to manage and respond to feedback received during the operation of the Proposal.	Operation	This compliance report relates to construction activities only.	Not Triggered
14C	<p>Security at the Proposal site would include:</p> <ul style="list-style-type: none"> <li>■ Fencing around the perimeter of the Proposal site, and potentially the Rail link connection, which is envisaged to include palisade fencing and chain-link fencing along the Moorebank Avenue boundary and chain-link at other location</li> <li>■ A controlled site access system including electronic truck processing</li> <li>■ A controlled circuit television (CCTV) security system at key locations including site entrances and along boundaries</li> <li>■ An integrated telecommunications system which involves connection to all main buildings and structures.</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered
14D	Written notification would be provided to potentially affected and adjoining land owners prior to commencement of site operations. The manner of notification would be confirmed in the final OEMP for the Proposal.	Operation	This compliance report relates to construction activities only.	Not Triggered
14E	Measures to engage with stakeholders and to manage and respond to feedback received during operation of the Proposal, including via a complaints register would be provided in the OEMP for the Proposal	Operation	This compliance report relates to construction activities only.	Not Triggered
15.	<b>Urban Heat Island Effect</b>			
15A	<p>In addition to features included in the current design, the following mitigation measures (where feasible and reasonable) would be implemented to reduce the potential for urban heat island effects:</p> <ul style="list-style-type: none"> <li>■ Solar panels on roofs of warehousing.</li> <li>■ Cool roofs (selection of materials higher albedo ratings (ratio of irradiance reflected to the irradiance received)).</li> </ul>	Operation	This compliance report relates to construction activities only.	Not Triggered