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**PRECINCT OPERATIONAL ENVIRONMENTAL
MANAGEMENT PLAN**

Moorebank Logistics Park – West Precinct



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Acronyms and Definitions

Acronym / Term	Meaning
CoC	Condition of Consent
DP&E	Department of Planning and Environment
Endeavour Energy	Refers to the to the relevant provider of high voltage electrical Statutory Services to the MPW boundary, currently being Epsilon Distribution Ministerial Holding Corporation.
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>

Acronym / Term	Meaning
Estate Works	Includes the supply and installation of water, gas, electricity, the provision of sewerage and drainage, the transmission of telephone, electronic communications, security systems, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and water sensitive urban design elements and other facility or utility service for MLP.
LCC	Liverpool City Council
LGA	Local Government Area
MLP	Moorebank Logistics Park
MPE	Moorebank Precinct East, which is located on the eastern side of Moorebank Avenue and forms the eastern section of the MLP.
MPW	Moorebank Precinct West, which is located on the western side of Moorebank Avenue and forms the western section of the MLP.
MPW Owner	Refers to the registered proprietor of the land comprising the MPW.
OSD	Onsite stormwater detention
POEMP	Refers to this Precinct Operational Environmental Management Plan for the MPW.
Precinct Developer	Refers to The Trust Company (Australia) Limited as trustee for the Moorebank Industrial Warehouse Trust.
Precinct Services	Refers to the Private Services and the Statutory Services supplied to the MPW.
Private Services	Refers to any private Estate Works which are not a Statutory Service.
Secretary	Planning Secretary under the EP&A Act or nominee.
Service Line	Refers to a pipe, wire, cable, duct or pole by means of which any Estate Works are to be provided.
SSD	State Significant Development
Statutory Service Provider	Refers to a statutory authority that owns or controls any Estate Works.
Statutory Services	Refers to an Estate Works which is owned or controlled by a Statutory Service Provider.
Sydney Water	Refers to the relevant provider of potable water and sewer Statutory Services to the MPW boundary, currently being Sydney Water Corporation.
Telco Provider	Refers to the relevant provider of telecommunication Statutory Services to the MPW boundary.

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1 Introduction

1.1 Purpose

The purpose of this POEMP is to address the requirements of MPW Stage 3 Subdivision (**SSD 10431 Subdivision**) CoCs D12 to D14 (inclusive).

- D12. Prior to the issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPW Site must be prepared and submitted to the Planning Secretary for approval. The OEMP must:
- (a) specify that SIMTA, as Qube Holdings Limited, or another nominated single entity named in the OEMP, retains sole responsibility for delivery and ongoing maintenance of estate works (including but not limited to site services, internal roads, stormwater drainage, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) across the entirety of the Site; and
 - (b) prescribes the management and maintenance measures applicable to the estate works described at (a) above.
- D13. The Applicant must:
- (a) not commence subdivision of the development until the OEMP is approved by the Planning Secretary; and
 - (b) carry out the operation of the development in accordance with the OEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

***Note:** Nothing in this condition precludes the Applicant from construction of permanent built surface works.*

- D14. The requirement to comply with the OEMP is to be registered on title.

1.2 Background

The MLP is located approximately 27km south-west of the Sydney CBD and approximately 26km west of Port Botany and is located within the Liverpool LGA. The MLP is divided into the MPE and the MPW, located on the east and west of Moorebank Avenue respectively. This POEMP applies to the MPW as shown in the figure below.

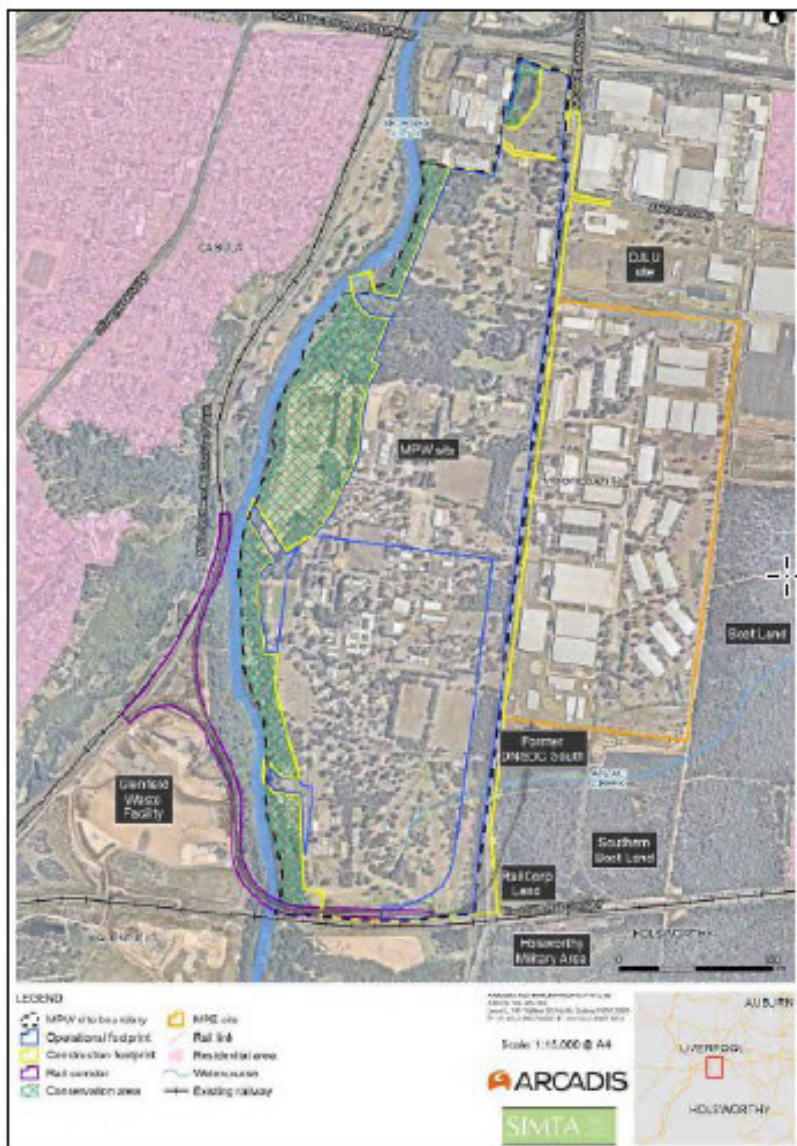


Figure 2-1: MPW Project – local context (Arcadis, 2016)

The operation of the MPW must be undertaken in accordance with the CoC and the approved operational environmental management plan, which has been developed by the Precinct Developer to manage potential environmental impacts resulting from operational activities of SSD 5066, 7709 and 10431.

2 Delivery and maintenance responsibility

2.1 Statutory Services

The relevant Statutory Service Provider is responsible for the delivery and ongoing maintenance and repair of the Statutory Services and any associated Service Lines servicing the MPW.

2.2 Private Services

The Precinct Developer is responsible for the delivery and ongoing maintenance of the Estate Works across the entirety of the MPW.

3 Management and maintenance measures

3.1 Maintenance generally

- (1) Maintenance will be generally in line with the current version of the operation and maintenance manual and the following:
 - (a) Plans required pursuant to SSD 7709 as approved by the Secretary of the Department of Planning:
 - (i) CoC C5 - Operational Environmental Management Plan (OEMP);
 - (ii) CoC B52 – Urban Design Development Report and Revised Landscape and Architectural Drawings
 - (iii) CoC B82 - Landscape Vegetation Management Plan (LVMP);
 - (iv) CoC B36 - Stormwater Infrastructure Operation and Maintenance Plan (SIOMP);
 - (v) CoC B38 - Stormwater Quality Monitoring Program (SQMP);
 - (vi) CoC B47A - Operational Air Quality Management Plan (OAQMP);
 - (vii) CoC B118 - Operational Traffic and Access Management Plan (OTAMP);
 - (viii) CoC B136 - Operational Noise Management Plan (ONMP);
 - (ix) CoC B160 - Operational Flora and Fauna Management Plan (OFFMP), and
 - (x) CoC B194 - Emergency Response Plan; and
 - (b) Endeavour Energy High Voltage Customer 54967 High Voltage Operational and Maintenance Protocol - Moorebank Logistic Park West Precinct.
- (2) The Precinct Developer will manage and maintain the Estate Works:
 - (a) in a proper and efficient condition; and
 - (b) to allow for their operation in a proper and efficient manner.

3.2 Private Services

- (1) The Service Lines for the Estate Works which comprise water, gas, electricity, the provision of sewerage and drainage, the transmission of telephone, electronic communications, security systems, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and water sensitive urban design elements for each parcel of land comprising the MPW, apart from any Statutory Services, are to be provided, maintained, repaired, refurbished and augmented by or on behalf of the Precinct Developer as or on behalf of the owner of those Estate Works.
- (2) The Precinct Developer will ensure water and sewer is available to each parcel of land and building within the MPW by distribution via the Service Lines for the Private Services.

- (3) The Precinct Developer will ensure electricity is available to each parcel of land and building within the MPW by distribution via the Service Lines for the Private Services.
- (4) The Precinct Developer will ensure telecommunication is available to each parcel of land and building within the MPW by distribution via the Service Lines for the Private Services.
- (5) The Precinct Developer will ensure access is available to each parcel of land and building within the MPW by distribution via the Service Lines for the Private Services.
- (6) The Precinct Developer will ensure stormwater and drainage is available to each parcel of land and building within the MPW by distribution via the Service Lines for the Private Services.
- (7) The occupier of any lot or building within the MPW must:
 - (a) permit access to the Precinct Developer or any person authorised by the Precinct Developer in accordance with the easements for access and services registered on title for the purpose of maintaining the Service Lines for the Private Services and to allow access to any installed meter box; and
 - (b) not obstruct any meter or meter box.

3.3 **Sydney Water**

Sydney Water will provide potable water and waste water services to the MPW boundary, in accordance with:

- (1) the easements for water supply and drainage of sewerage granted or intended to be granted to Sydney Water and burdening the MPW; and
- (2) its operating licence and statutory requirements.

3.4 **Endeavour Energy**

Endeavour Energy will:

- (1) supply electricity and associated infrastructure to the MPW; and
- (2) install and maintain the Statutory Services and associated Service Lines and equipment to the MPW,

in accordance with the Endeavour Energy High Voltage Customer 54967 High Voltage Operation and Maintenance Protocol and the easements for underground cables and substation granted or intended to be granted to Endeavour Energy and burdening the MPW.

3.5 **Telco Provider**

The Telco Provider will:

- (1) supply telecommunication and associated infrastructure to the boundary of the MPW; and
- (2) install and maintain the Statutory Services and associated Service Lines and equipment to the boundary of the MPW.