

# INDEPENDENT AUDIT NO. 8 – AUDIT REPORT

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MOOREBANK INTERMODAL PRECINCT WEST (MPW)  
STAGE 3 - SSD 10431

OCTOBER 2025

SITE INSPECTION DATE: 13 AUGUST 2025

## Authorisation

Author name		Reviewer / approver name	
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**Report Name:** Independent Audit No. 8 – Audit Report, Moorebank Precinct West Stage 3 – SSD 10431

**Project No.:** 1413

**Prepared for:**

ESR Australia & NZ  
c/o Aspect Environmental Pty Ltd

**Prepared by:**

WolfPeak Group Pty Ltd

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## ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
ASS	Acid sulfate soil
BCA	Building Code of Australia
CCC	Community Consultative Committee
CCS	Community Communication Strategy
the Commission	NSW Independent Planning Commission
Conditions	Condition of Consent
Council	Liverpool City Council
CPESC	Certified Professional in Erosion and Sediment Control
DDG	Dust deposition gauge
DG	Dangerous Goods
DPHI or Department	NSW Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
ENM	Excavated natural material
ESCP	Erosion and Sediment Control Plan
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i> (NSW)
EPL	Environment Protection Licence issued under the POEO Act
ER	Environmental Representative
ESR	ESR Australia & NZ
GSW	General solid waste
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements (IAPAR), May 2020
LOGOS	LOGOS Property Group Consortium
MLP	Moorebank Logistics Precinct
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
NML	Noise management limit
OOHW	Out of hours works
OSD	On site detention
PFAS	Per- and polyfluoroalkyl substances
POEO Act	<i>Protection of the Environment Operations Act 1997</i> (NSW)
RFMA	Request for minor amendments
RtS	Response to Submissions
RRO	Resource Recovery Order

Abbreviation/Term	Description
SAR	Site Audit Report
SAS	Site Audit Statement
SSD	State Significant Development
SSFL	Southern Sydney Freight Line
T&I SEPP	State Environment Planning Policy (Transport and Infrastructure) 2021 (NSW)
VENM	Virgin excavated natural material
WAE	Works as executed

## EXECUTIVE SUMMARY

ESR is responsible for delivering the development of intermodal freight terminal facilities, linked to Port Botany and the interstate rail network. The site is located on both sides of Moorebank Avenue, Moorebank, within the Liverpool City Council local government area, approximately 27 kilometres south-west of the Sydney Central Business District.

In 2022, LOGOS joined the ESR group of companies and since August 2024, the LOGOS and ESR operations have been integrated to now operate under the name ESR Australia & NZ (ESR). The Applicant/approval holder entity remains unchanged, and references to LOGOS continues and remains relevant where LOGOS and ESR are used interchangeably. LOGOS is the responsible body for developing and operating the Project.

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

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

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

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

This Audit Report presents the findings from the eighth Independent Audit (IA8) for the construction of MPW3 covering the period from March to August 2025. The Audit was undertaken in accordance with the SSD 10431 Condition C42 and in accordance with *Independent Audit Post Approval Requirements* (IAPAR) 2020.

WolfPeak was engaged as the Independent Auditor and approved by the then Department of Planning and Environment (the Department) on 31 January 2024. ESR engaged several parties to help construct the Project including Aspect Environmental and Caras, each of whom manage contractors and consultants responsible for construction, transport/haulage, waste and technical support. ESR appointed J Wyndham Prince as the Project Managers, Georgiou Group as the Principal Construction Contractor, and McKenzie Group as the Certifier.

Works conducted during the audit period include the extension of the Bushmaster stormwater trunk line into Warehouse 4, import of structural fill, and maintenance of environment controls for Pads 8 and 9. The site inspection was conducted on 13 August 2025.

The overall outcome of the Audit was positive. During the site inspection and interviews with project personnel, all compliance records were well-organised and readily accessible.

### **Summary of Findings**

Relevant compliance records were organised, accessible during the site inspection and interviews on 13 August 2025, and reported, as required, to provide verification of compliance with statutory requirements and the broader Project environmental requirements. Regular site inspections by the ER and contractors have been conducted, and ER Monthly Reports provided to the Department. Import of structural fill complied with conditions, and environmental controls were maintained throughout the site.

In summary:

- There were one hundred and forty-nine (149) Conditions assessed.
- One hundred and six (106) Conditions were considered by the Auditor to be compliant.
- Forty-three (43) Conditions were considered by the Auditor to be not triggered.
- No non-compliances were identified by the Auditor in this Audit.
- Two observations were noted: one concerning the review and update of Vaughan Civil induction (Condition A39) to incorporate riparian zone restrictions, and the other to ensure the excavator's logbook is completed prior to each use (Condition C2).
- With regards to the status of the previous audit (IA7), the audit finding is considered closed.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

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



# 1. INTRODUCTION

## 1.1 Project overview

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

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

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

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

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

The site location is shown in Figure 2, the general layout of the MPW3 development is shown in Figure 3, and the subdivision of lots and site boundary are shown in Figure 4.

ESR has engaged several parties to help construct the Project including the Project Managers J Wyndham Prince, who manage contractors and consultants responsible for construction. ESR has engaged Vaughan Civil to maintain environmental controls and TSA Management as the community engagement managers. Aspect Environmental act as ESR' environmental representative on the Project.

Works conducted during the audit period include the extension of the Bushmaster stormwater trunk line into Warehouse 4, import of structural fill and maintenance of environment controls for Pads 8 and 9. The site inspection was conducted on 13 August 2025.





Figure 1: MPW Regional Context (WolfPeak)



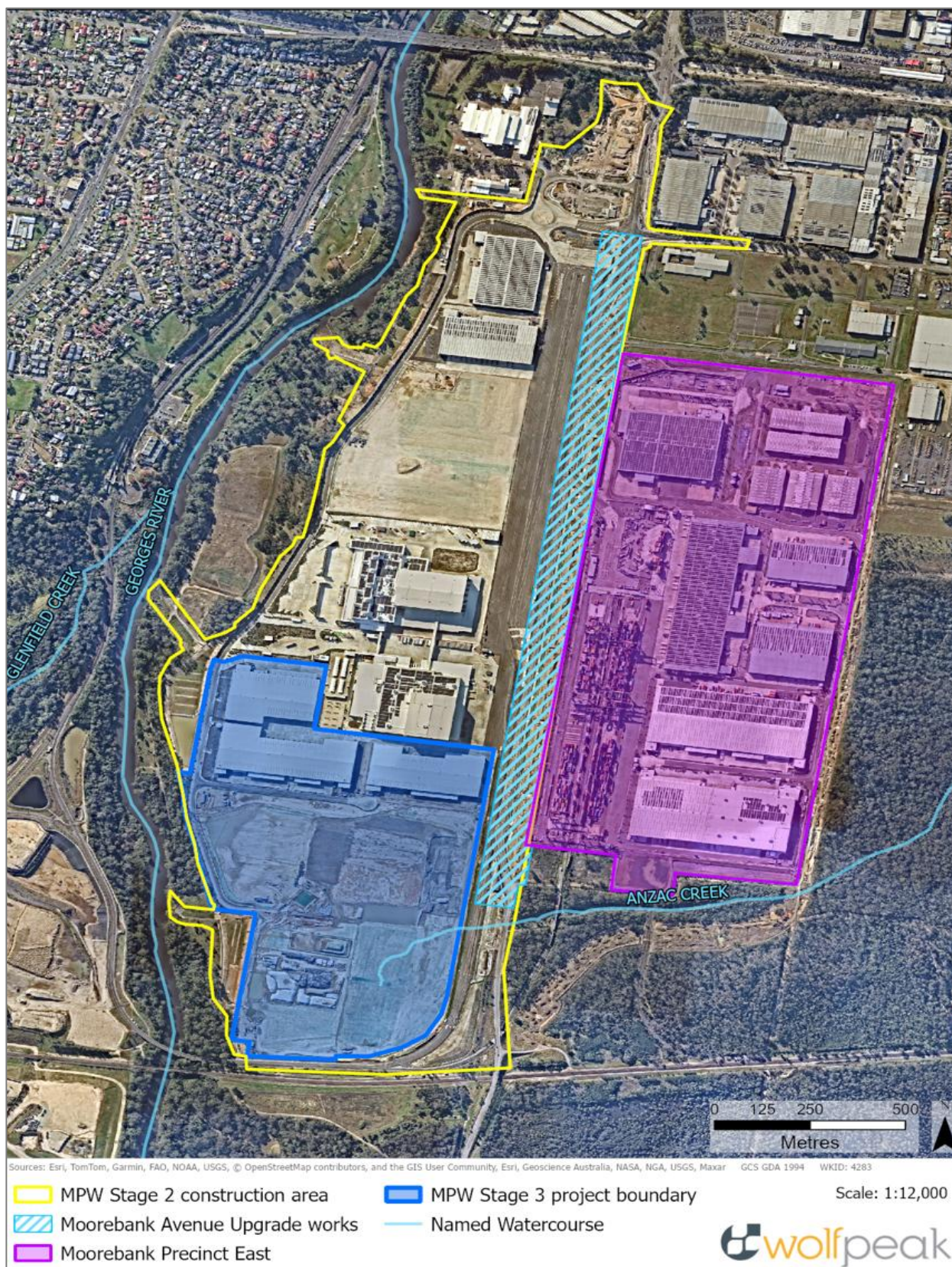


Figure 2 - MPW Site Location (Source: WolfPeak, Reference: MPWS2 and S3 CEMP, Rev. U, 18 November 2024)



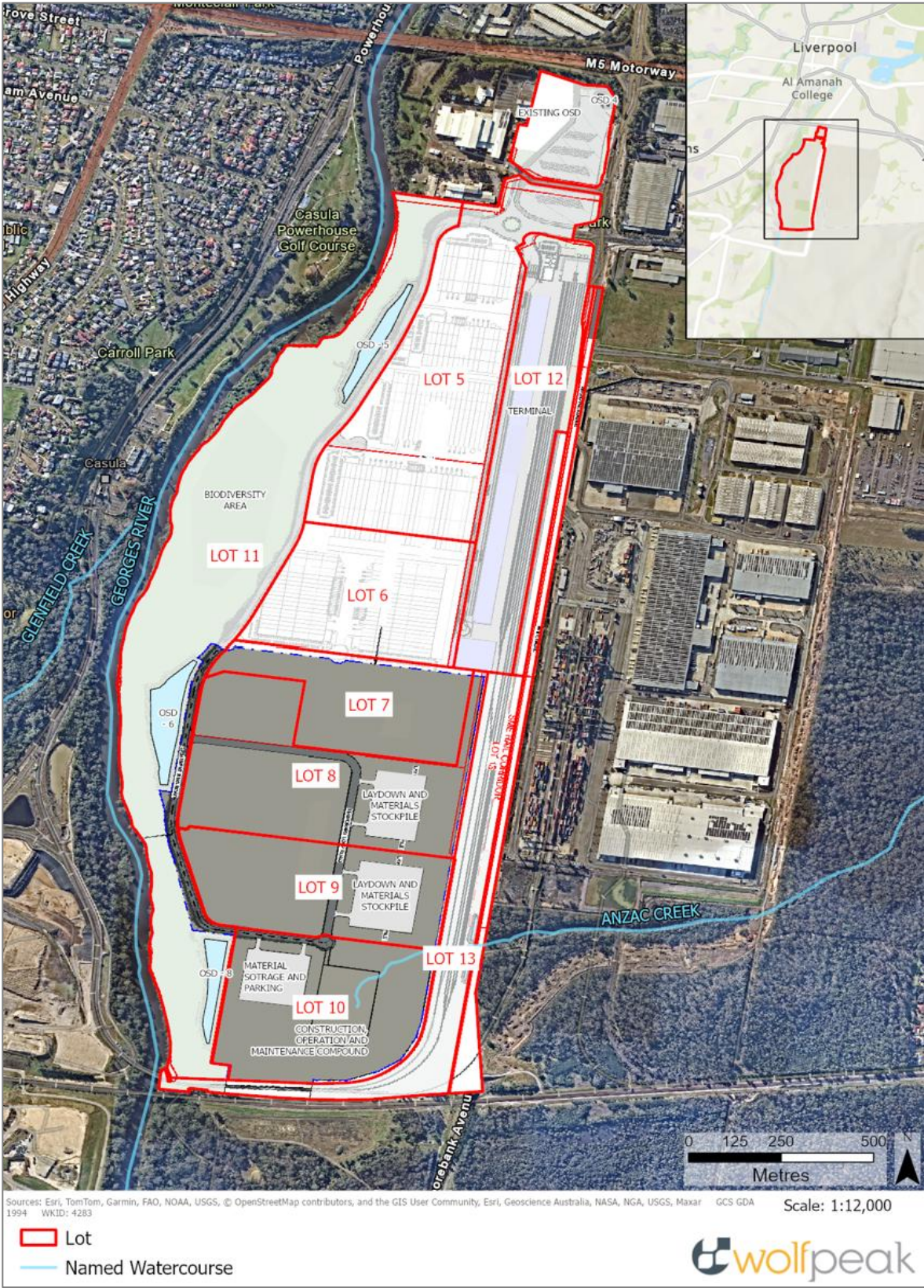


Figure 3 – MPW Site Layout (Source: WolfPeak, Reference: MPWS2 and S3 CEMP, Rev. U, 18 November 2024)





Figure 4 - MPW Subdivision of Lot 1 in DP 1197707 (Source: WolfPeak, Reference: Land Partners, 2020)


## 1.2 Approval requirements

SSD 10431 Conditions C41 to C46 set out the requirements for undertaking Independent Environmental Audits. The Conditions give effect to the NSW Government's 2020 document titled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

## 1.3 Audit Team

In accordance with Schedule 2, Condition C42 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The Lead Auditor who performed the auditing works is shown in Table 1.

Table 1: Approved Auditor

Name	Company	Participation	Certification
	WolfPeak	Lead Auditor	Bachelor of Industrial Engineering Master of Engineering Management Exemplar Global Certified Lead Environmental Auditor (Certificate No. 115421)

Approval for the Lead Auditor was provided by the Department on 31 January 2024. The letter is presented in Appendix B. Declaration of independence is presented in Appendix E.

## 1.4 Audit Objectives

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

## 1.5 Audit Scope

This Audit report presents the findings of the eighth Independent Audit (IA8) on the MPW3 project, covering the period from March to August 2025 (the audit period).

This Audit adopts the scope defined within the IAPAR 2020, being:

- An assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited; and
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans.

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



## **2. AUDIT METHODOLOGY**

### **2.1 Audit Process**

This Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* (AS/NZS ISO 19011) and the methodology set out in the Department's IAPAR.

### **2.2 Audit Process Detail**

#### **2.2.1 Audit initiation and scope development**

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

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

#### **2.2.2 Preparing audit activities**

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

#### **2.2.3 Consultation**

WolfPeak consulted with the Department by email on 17 July 2025 to obtain their input into the scope of the Audit and to confirm whether other stakeholders should be consulted, in accordance with Section 3.2 of the IAPAR. The consultation records are attached in Appendix C. The Department did not have any key issues or comments to be included in the scope of this Audit.

#### **2.2.4 Meetings**

The opening and closing meetings were held on 13 August 2025 at the construction site on Moorebank Road with the project personnel and WolfPeak. During the opening meeting, the objectives and scope of the Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

#### **2.2.5 Interviews**

The Auditor conducted interviews on the 13 August 2025 with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development.

All other communication was conducted remotely, which included a detailed Request for Information (RFI) and auditee responses to the request interviews.

The names of personnel interviewed during the audit are provided in Table 2.



Table 2: Personnel interviewed during the audit

Personnel	Position / Title	Company
██████████	Associate	Aspect Environmental
██████████	Project Engineer	Vaughan Civil
██████████	Senior HSEQ Advisor	Vaughan Civil

## 2.2.6 Site inspection

The on-site audit activities included an inspection of the entire MPW3 site and work activities to verify implementation of the mitigation measures from the CEMP and subplans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 13 August 2025. Detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix D.

## 2.2.7 Document review

The Audit included the investigation and review of Project files, records and documentation that act as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance table presented in Appendix A and key documents reviewed are provided in Section 3.1.

## 2.2.8 Generating audit findings

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

- Relevant records, documents, and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans, and
- Site inspections of relevant locations, activities, and processes.

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

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors as shown in Table 3.

*Table 3: Compliance status descriptors*

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

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

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post-approval documents:

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

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

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

## 2.2.11 Completing the audit

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

The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the Audit.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 10431 applicable to the works being undertaken at the time of the Audit.

The primary documents reviewed during the audit are as follows:

- *Moorebank Precinct West - Stage 3 Proposal Environmental Impact Statement – (SSD10431), Aspect Environmental, 24 April 2020 (the EIS)*
- *Moorebank Precinct West - Stage 3 Response to Submissions – SSD 10431, Aspect Environmental, 21 August 2020 (the RtS)*
- *Development Consent SSD 10431, 11 May 2021 (the Consent)*
- *Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U, 18 November 2024*
- *Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. P, 18 November 2024*
- *Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18 November 2024 (CNVMP)*
- *Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30 November 2021 Rev. 18*
- *Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, Rev. J, 17 October 2022 (the ERP, incorporating the FERSP)*
- *Fill import Management Plan Revision 2, 21/05/2024.*

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

#### 3.2 Summary of compliance

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

In summary:

- There were one hundred and forty-nine (149) Conditions assessed.
- One hundred and six (106) Conditions were considered by the Auditor to be compliant.
- Forty-three (43) Conditions were considered by the Auditor to be not triggered.
- No non-compliances were identified by the Auditor in this Audit.
- Two observations were noted: one concerning the review and update of Vaughan Civil induction (Condition A39) to incorporate riparian zone restrictions, and the other to ensure the excavator's logbook is completed prior to each use (Condition C2).
- With regards to the status of the previous audit (IA7), the audit finding is considered closed.

Table 4: Findings and recommendation from the IA8

Item	Reference	Category	Condition / Requirement	Audit Finding	Recommended or completed action	Status
IA8_01	A39	Observation	<u>Compliance</u> <i>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.</i>	<b>Observation:</b> The Vaughan Civil Induction presentation does not include information regarding restrictions on the riparian zone in accordance with conditions A20 and A21.	Vaughan Civil to review their induction presentation to incorporate information regarding restrictions on the riparian zone in accordance with conditions A20 and A21, which specify that construction is not permitted within the riparian zone and that signage must be maintained along the adjacent boundary fence.	OPEN
IA8_02	C2	Observation	<u>Operation of Plant and Equipment</u> <i>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</i>	<b>Observation:</b> No logbook was available during the site audit inspection for the Excavator used by Vaughan Civil.	Vaughan Civil to ensure the logbook is completed prior to each use of the small excavator and to monitor its usage.  <b>Completed Action:</b> Prior to the finalising this audit report, Vaughan Civil submitted two Plant Prestart Checklists completed for the 5 Ton Excavator No. 44595E, dated September 11 and 12, 2025.	COLSED

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

The adequacy of post approval documents was determined based on:

- Whether any non-compliances resulted from the implementation of a document, and
- Whether there are any opportunities for improvement.

The implementation of the CEMP and associated sub-plans was confirmed during the site inspection, with detailed review records provided in Appendix A. No revisions were required to the CEMP or sub-plans during the audit period. The most recent review of the plans occurred in November 2024, following the approval of SSD 7709 Modification 3 and they were approved by the Department on 21 January 2025.

Based on the evidence presented during the audit and the site conditions observed at the time of inspection, the Auditor concludes that the management plans remain adequate, are being effectively implemented, and are appropriately maintained to support the site's ongoing environmental controls.

### **3.4 Summary of notices from agencies**

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

### **3.5 Other matters considered relevant by the Auditor or DPHI**

Following consultation with the Department, no specific matters or focus areas were raised for review and the Auditor has no other matters considered relevant beyond the findings presented in section 3.2 of this Report. The Auditor is not aware of any compliance concerns raised by the Department during the auditing period.

### **3.6 Complaints**

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

The sighted register is current as of 11 August 2025. The publicly accessible complaints register can be found on the Project website: <https://moorebankintermodalprecinct.com.au/community/>

No complaints were received for MPW3 during the audit period.

### **3.7 Incidents**

There were no notifiable incidents associated with SSD 10431 recorded during the audit period.

### 3.8 Actual versus predicted impacts

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

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environment and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and REMM, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this IA7. Any such comparison is qualitative only.

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

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

Environmental controls have been implemented to manage the key impacts identified in the EIS for MPW3. For the construction works during the audit period, control measures such as real-time dust monitoring and suppression activities were in place. The imported structural fill material was completed in accordance with the consent conditions with no further impacts expected. No complaints were recorded for the MPW3 site during the audit period.

Based on these findings, the Auditor considers the actual impacts to be consistent with those identified in the EIS, with no additional impacts arising from the construction works as evidenced by monitoring results and audit outcomes.

### 3.9 Key strengths and environmental performance

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

- Compliance records were well organised and readily available at the time of the site inspection and during interviews with key project personnel.
- Relevant environmental monitoring records were collected and reported as required to provide verification of compliance with statutory and broader project environmental requirements.

- Environmental inspections records have been maintained and ER monthly reports submitted to the Department.
- No complaints or incidents have been recorded during the audit period.
- No environmental issues were raised during the site inspection.
- The extension of the Bushmaster stormwater trunk line into WH4 was completed.
- After heavy rain events erosion and sediment controls are monitored.
- Vaughan Civil has maintained the environmental controls of the site.

## 4. CONCLUSIONS

This Audit Report presents the outcomes of IA8 for the construction phase of the MPW3 covering the audit period from March to August 2025.

The Audit had a positive outcome. Compliance records were organised and accessible during the site inspection and interviews on 13 August 2025. Regular site inspections by the ER and contractors have been conducted, and ER Monthly Reports provided to the Department. Import of structural fill complied with conditions, and environmental controls were maintained throughout the site.

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

In summary:

- There were one hundred and forty-nine (149) Conditions assessed.
- One hundred and six (106) Conditions were considered by the Auditor to be compliant.
- Forty-three (43) Conditions were considered by the Auditor to be not triggered.
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- With regards to the status of the previous audit (IA7), the audit finding is considered closed.

Detailed findings are presented in Section 3, along with actions taken by the Applicant to address the findings.

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



## 5. LIMITATIONS

This Document has been provided by WolfPeak Group Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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

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

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

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## **APPENDIX A – SSD 10431 CONDITIONS OF CONSENT**

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status															
SCHEDULE 2																			
PART A - ADMINISTRATIVE CONDITIONS																			
Obligation to Minimise Harm to the Environment																			
A1	<p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	<p>Evidence referred to elsewhere in this Audit Table.</p> <p>Site inspection and interview with auditees 13/08/2025</p> <p>VC's Assignar system</p> <p>Weekly site inspections done by VC: 7/8/25 covering the compound and substation, 18/7/25 and 6/5/25</p> <p>HSEQ inspection conducted 6/8/25</p> <p>REG-013 Non-conformance and Improvement Master Register</p> <p>Pitt &amp; Sherry: ER weekly inspections, ER Monthly reports from April to July 2025.</p> <p>CPESC reports from March to July 2025</p>	<p>Based on the evidence sighted and the site inspection, no harm to the environment was noted and environmental measures have been implemented as per the Plans.</p> <p>Vaughan Civil (VC) is undertaken care and maintenance for Pads 8 and 9. During the site inspection, ERSED controls were sighted. Sediment basins and OSD #8 are now under the MPW2 scope.</p> <p>Regular environmental inspections have been conducted by VC and the ER. Monthly reports have been submitted to the DPHI to report on the environmental performance of the project. Sighted inspections records on Assignar on 8/8/25, 18/7/25 and 6/5/25. Also, a HSEQ inspection conducted 6/8/25, showed geo fab missing on the stormwater, this was fixed on 8/8/25.</p>	Compliant															
Terms of Consent																			
A2	<p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p> <p>b) in accordance with all written directions of the Planning Secretary;</p> <p>c) generally, in accordance with the EIS and Response to Submissions;</p> <p>d) generally, in accordance with the management and mitigation measures in Appendix 3;</p> <p>e) in accordance with the approved subdivision plans in the table below:</p> <table><tr><th colspan="3">Plan of Subdivision prepared by LandPartners Pty Ltd</th></tr><tr><th>Dwg No.</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SY073909.013.2.1</td><td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03</td><td>01/07/2020</td></tr><tr><td>SY073909.013.2.1</td><td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03</td><td>01/07/2020</td></tr><tr><td>SY073909.013.2.1</td><td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03</td><td>01/07/2020</td></tr></table>	Plan of Subdivision prepared by LandPartners Pty Ltd			Dwg No.	Name of Plan	Date	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020	<p>Site inspection and interview with auditees 13/08/2025</p> <p>SSD Conditions approved by DPE 11/05/2021</p> <p>Environmental Impact Statement (EIS), Moorebank Precinct West Stage 3, dated 24/04/20</p> <p>Response to Submissions (RTS), Moorebank Intermodal Precinct West - Stage 3 (SSD-10431), dated 05/06/20</p>	<p>No non-compliances were identified as a result of this audit (IA8). complaints were received during the audit period, indicating that compliance has been tracked by ESR and the development has been conducted in compliance with the SSD conditions.</p> <p>No modifications to the SSD conditions have been requested.</p> <p>No environmental issues were raised during the site inspection conducted 13/8/2025 and mitigation measures from the CEMP and sub-plans appeared to be implemented and maintained. Refer to photos in Appendix D.</p>	Compliant
Plan of Subdivision prepared by LandPartners Pty Ltd																			
Dwg No.	Name of Plan	Date																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03	01/07/2020																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020																	
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p>	<p>Site inspection and interview with auditees 13/08/2025</p>	<p>The Project team is not aware of any directions from the Secretary associated with this condition. No warning received letters or modifications approved during the audit period.</p>	Not Triggered															

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) to A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) to A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview with auditees and Site inspection 13/08/2025	Noted. This Independent Audit has assessed compliance with the conditions of consent and the most recent version of any document listed in A2.	Compliant
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Interview with auditees and Site inspection 13/08/2025	Notification of commencement was submitted on the 13/11/21.	Compliant
A6	Nothing in this consent permits the removal of vegetation. All vegetation removed on the site must be undertaken in accordance with the requirements of MPW Stage 2 (SSD 7709).	Interview with auditees and Site inspection 13/08/2025	No vegetation has been cleared under MPW Stage 3 (MPW3). This was addressed/cleared as part of the MPW Stage 2 (MPW2).	Not Triggered
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25</p> <p>Approved Notice Under Section 143 from EPA, dated 12/10/2023</p> <p>Routine Tunnelling Material Compliance Assessment ROZ-MAC03 – Stockpile – May 2025 City West Link &amp; Southern Tunnel Portal (WHT12) 27/05/25 by ADE Consulting</p>	<p>During the audit period, material imported under MPW3 has been VENM, ENM or tunnel spoil from Sydney Metro West. The imported VENM, ENM, or tunnel spoil underwent the necessary waste classification and compliance requirements. This process was documented through the issuance of a Compliance Assessment, RRE and RRO. Placement of fill material was carried out by FDC under CDC.</p> <p>Approved Notice Under Section 143 from EPA, dated 12/10/2023, the notice includes the specified waste type.</p> <p>It was noted that FDC maintains their own records and provide a summary to CARAS with their data on weekly basis.</p> <p>Routine Tunnelling Material Compliance Assessment for stockpile at City West Link &amp; Southern Tunnel Portal (WHT12) dated 27/05/25 was prepared by ADE Consulting. The assessment noted that PID readings from field screening of soils indicated no elevated concentrations of VOCs which was supported by the laboratory analysis with BTEX compounds below the LOR for all primary and duplicate soil samples. Also, No QC results were outside of specified criteria indicating that the precision and accuracy of the data was within acceptable limits. The results are therefore considered to be representative of chemical concentrations in the environmental media sampled and usable for the purpose of this assessment.</p> <p>The Import Register from CARAS was presented, dated 7/8/2025. Last entry was on 18/7/25.</p>	Compliant
A8	Importation of imported fill must not exceed a total of 13,000m <sup>3</sup> of material per day across this development, MPW Stage 2 (SSD 7709) and MPE Stage 2 (SSD 7628) on the same day.	<p>Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25</p> <p>LPWPIW, MAUM &amp; INTS: Independent Verification of Imported Fill, week ending 20/7/25 from CARAS, 7/8/25 Rev.0</p>	CARAS tracks daily weights. The largest daily import on a day was 1,956 tonnes 889m <sup>3</sup> on the 3/7/25 well below the 13,000m <sup>3</sup> . The material import registers identify a total import of 211,888m <sup>3</sup> to MPW3. This has been confirmed on the Independent Verification of Imported Fill, from CARAS dated 8/8/25 section 4.3.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A9	Prior to physical commencement of work under this consent, the Applicant is required to modify the following development consents by replacing “22,000 m3” wherever occurring with “13,000 m3” in:  a) condition A9 of SSD 7709; and  b) condition B56(a) of SSD 7628.	Letter Aspect to the IPC, 19/07/2021 (modification of MPW2)  Letter Aspect to the IPC, 19/07/2021 (modification of MPE2)	The consents were modified on 19/07/21.	Compliant
A10	The total volume of uncompacted fill to be imported for compaction up to final land level must not exceed 280,000m3. This volume is additional to the 1,600,000m3 of uncompacted fill permitted to be imported to site under the MPW Stage 2 (SSD 7709) consent and may only be imported once importation of the volume permitted under the MPW Stage 2 (SSD 7709) consent is complete.	Site inspection and interview with auditees 13/08/2025  Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25	The material import registers identify a total import of 211,888m <sup>3</sup> under MPW3 to date (below 280,000m <sup>3</sup> ).  The Imported Fill Tracking Register was maintained by CARAS, updated daily, up to 7/8/25, using the data (last entry 18/7/25)  The Register records all the fill importation data from every day and month.	Compliant
A11	The total volume of structural fill to be imported for warehouse pad completion under this consent must not exceed 540,000m3. Prior to the importation of structural fill for any given area of the site, the Applicant is to provide the ER and the Planning Secretary with a report prepared by a suitably qualified and experienced engineer outlining the volume of structural fill it proposes to both receive and emplace on that given area of the site. The Applicant may not at any time possess on site a volume of structural fill material that exceeds the volume that the Applicant proposes to be emplaced on site in the next 6 months	Site inspection and interview with auditees 13/08/2025  Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25  Structural Sandstone Fill Importation from Costin Roe Consulting, 2/5/25  Notification of structural fill import to ER, 6/5/25  Post Approval Form (SSD-10431-PA-95)  Letter from Aspect to DPHI re. notification of structural fill in accordance with conditions A11, 5/5/2025  Letter from Aspect to ER re. notification of structural fill in accordance with conditions A11, 5/5/2025	The Material Import Fill register shows a total import of 211,888m <sup>3</sup> under MPW3 to date.  Structural fill has been imported and notifications to the DPHI and ER were sent on the 5/5/2025. A report dated 2/5/25 from Costin Roe Consulting is appended to the notification letter to DPHI with the relevant information. Enclosure 1 shows a total of 38,040.73 m3 of Sandstone to be imported.  DPHI acknowledgment received for notification of structural fill on the 8/5/25 with no comments.	Compliant
A12	In addition to the other conditions of this consent, nothing in this consent permits the Applicant to stockpile or otherwise receive imported fill material beyond the amounts or volumes permitted under this or any other development consent, or place fill above the final land level or finished surface levels permitted under this or any other development consent.	Interview with auditees 13/08/2025  Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25  LPWPIW, MAUW & INTS: Independent Verification of Imported Fill Progress Report from CARAS (weekly): - week ending 18/5/25 Rev.0 - week ending 15/6/25 Rev.0 - week ending 22/6/25 Rev.0 - week ending 29/6/25 Rev.0 - week ending 06/7/25 Rev.0 - week ending 13/7/25 Rev.0 - week ending 20/7/25 Rev.0 - week ending 7/08/25 Rev.0	The total import of uncompacted fill for MPW2 prior to switching to MPW3 import was about 1,599,438m <sup>3</sup> . The material import registers identify a total import of 211,888m <sup>3</sup> under MPW3 to date.  Based on the auditor's recommendation from last audit: 'Ensure that all permanent placement of fill is not above the final land level or finished surface levels. The Applicant indicated that the southern side areas are ready for construction.  Weekly reports from CARAS from May to August 2025 were sighted.  There was no additional import for the raising of site post the last import, the WH4 site has been cut and filled to level the site which reduced the eastern end of the site. Since then, there has been structural fill import for the Warehouse construction, the raising of site in this manner is separate from this condition.	Compliant
A13	Only one crushing plant is to operate at any one time across the MPW site (i.e., under either MPW Stage 2 consent or the conditions of this consent). Any crushing plant	Site inspection and interview with auditees 13/08/2025	No crusher present on site during the reporting period.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	operated as part of MPW Stage 3 can only be operated once any existing crushing plant operated as part of MPW Stage 2 (SSD 7709) has been decommissioned.			
A14	For the avoidance of doubt, nothing in this consent enables the finished surface level of any filled section of the site to exceed 16.6 m AHD (Australian Height Datum).	<p>Interview with auditees 13/08/2025</p> <p>Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25</p> <p>LPWPIW, MAUW &amp; INTS: Independent Verification of Imported Fill Progress Report from CARAS (weekly):</p> <ul style="list-style-type: none"> <li>- week ending 18/5/25 Rev.0</li> <li>- week ending 15/6/25 Rev.0</li> <li>- week ending 22/6/25 Rev.0</li> <li>- week ending 29/6/25 Rev.0</li> <li>- week ending 06/7/25 Rev.0</li> <li>- week ending 13/7/25 Rev.0</li> <li>- week ending 20/7/25 Rev.0</li> <li>- week ending 7/08/25 Rev.0</li> </ul>	<p>The total import of uncompacted fill for MPW2 prior to switching to MPW3 import was about 1,599,438m<sup>3</sup>. The material import registers identify a total import of 211,88m<sup>3</sup> under MPW3 to date.</p> <p>Based on the auditor's recommendation from last audit: 'Ensure that all permanent placement of fill is not above the final land level or finished surface levels'. The Applicant indicated that the southern side areas are ready for construction.</p> <p>Weekly reports from CARAS from May to August 2025 were sighted.</p> <p>There was no additional import for the raising of site post the last import, the WH4 site has been cut and filled to level the site which reduced the eastern end of the site. Since then, there has been structural fill import for the Warehouse construction, the raising of site in this manner is separate from this condition.</p>	Compliant
A15	<p>Prior to the commencement of fill importation or fill placement, the Applicant is to engage a suitably qualified and independent person or persons to conduct an audit of:</p> <ol style="list-style-type: none"> <li>the amount of fill (whether unconsolidated, consolidated or structural) brought to the site to date;</li> <li>where fill has been used on site, including an aerial plan clearly indicating the location and boundary of the placed fill relevant to its respective consent;</li> <li>for what purpose, all fill has been used;</li> <li>how all fill use is justified under existing development consents applying to the land; and</li> <li>current site levels.</li> </ol> <p>The suitably qualified and independent person or persons are to be approved by the Planning Secretary prior to the conduct of the audit. Fill importation or fill placement must not commence until the Planning Secretary approves the audit.</p>	<p>Interview with auditees 13/08/2025</p> <p>Letter dated 16/09/2022 DPE – Aspect Environmental P/L re: Appointment of suitably qualified independent person under condition A15</p> <p>Fill Importation Audit Report, ErSed, 17/05/2023 (MPW2)</p> <p>Letter 24/05/2023 DPHI - Aspect, re: approval of Fill Importation Audit Report</p>	<p>DPHI granted approval for the suitably qualified and independent person under condition A15 – Mr. Carl Vincent on 16/9/2022. An audit was completed on 17/05/2023 and approved by the DPHI on 24/05/2023. Fill importation under MPW3 commenced on 14/06/2023.</p> <p>No other audits have been carried out, only required once.</p>	Compliant
A16	<p>Prior to the commencement of fill importation, the Applicant is to prepare a Fill Importation Management Plan for the approval of the Planning Secretary. The Fill Importation Management Plan must:</p> <ol style="list-style-type: none"> <li>be prepared by a suitably qualified and experienced person;</li> <li>include details of how the Applicant will comply with the requirements of the conditions of this consent relating to fill importation and fill placement;</li> <li>require any fill imported on site to be logged/tracked per truck load;</li> <li>provide a conversion rate for the conversion of fill in cubic metres to and from tonnes;</li> <li>include a template for an Imported Fill Tracking Register, to be throughout the construction period, which includes: <ol style="list-style-type: none"> <li>date and time in and time out of trucks importing fill to the site;</li> </ol> </li> </ol>	<p>Interview with auditees 13/08/2025</p> <p>Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25</p> <p>Fill Importation Management Plan West Precinct Stage 3 Rev. 2, 21/05/2024.</p> <p>DPHI Letter SSD-10431-PA-70, dated 28/08/2024.</p> <p>Letter by Pitt &amp; Sherry Re: Request for ER Review and Endorsement of Fill Importation Management Plan (FIMP) for Moorebank Logistic Park – Precinct West Stage 3 – (rev 2), dated 29/05/2024</p>	<p>Fill Importation Management Plan was last updated on the 21/05/2024 Rev.2, it has been endorsed per letter from the ER (Pitt &amp; Sherry) on the 29/5/2024 and letter from the Department notes approval from the Department on the 28/8/2024. Plan was updated to remove the weighbridge and realignment of roles and responsibilities.</p> <p>No updates on the Plan in the audit period.</p>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>II. details of truck registration and haulage company;</li> <li>III. source of imported fill;</li> <li>IV. material type and classification;</li> <li>V. details of the statement of compliance with relevant approval criteria;</li> <li>VI. volume of imported fill in tonnes;</li> <li>VII. location of stockpiled imported fill;</li> <li>VIII. location of final destination of imported fill; and</li> <li>IX. details of any sampling performed for purposes of certification.</li> </ul>			
A17	Fill importation must not commence until the Planning Secretary approves the Fill Importation Management Plan. The Applicant is to implement the Fill Importation Management Plan as approved by the Planning Secretary from time to time.	<p>Fill Importation Management Plan West Precinct Stage 3 Rev. 2, 21/05/2024.</p> <p>DPHI Letter SSD-10431-PA-70, dated 28/08/2024.</p> <p>Letter by Pitt &amp; Sherry <i>Re: Request for ER Review and Endorsement of Fill Importation Management Plan (FIMP) for Moorebank Logistic Park – Precinct West Stage 3 – (rev 2)</i>, dated 29/05/2024.</p> <p>Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25</p>	<p>Fill Importation Management Plan was last updated on the 21/05/2024 Rev.2 (removal of the weighbridge), it has been endorsed under the letter from the ER (Pitt &amp; Sherry) on the 29/5/2024 and letter from DPHI notes approval by the Department on the 28/8/2024.</p> <p>There were no updates relating to this condition during the audit period.</p>	Compliant
A18	The Applicant must fill out the Imported Fill Tracking Register throughout the entire construction period. All details recorded in the Imported Fill Tracking Register must be provided to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	<p>Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25</p>	<p>Fill importation has been tracked. The Imported Fill Tracking Register maintained by CARAS, was sighted during the site inspection current to 18/7/25.</p> <p>The Applicant indicates that neither the Department nor the EPA have requested a copy of the Imported Fill Tracking Register.</p> <p>There were no updates relating to this condition during the audit period.</p>	Compliant
A19	The Applicant must engage an independent person to verify the Imported Fill Tracking Register on a weekly basis and prepare and submit weekly reports on this verification to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	<p>Interview with auditees 13/08/2025</p> <p>Imported Fill Tracking Register, CARAS, dated 7/8/2025 last entry 18/7/25</p> <p>Fill Importation Management Plan West Precinct Stage 3 Rev. 2, 21/05/2024.</p> <p>DPHI Letter SSD-10431-PA-70, dated 28/08/2024.</p> <p>Letter by Pitt &amp; Sherry <i>Re: Request for ER Review and Endorsement of Fill Importation Management Plan (FIMP) for Moorebank Logistic Park – Precinct West Stage 3 – (rev 2)</i>, dated 29/05/2024.</p> <p>LPWPIW, MAUW &amp; INTS: Independent Verification of Imported Fill Progress Report from CARAS (weekly):</p> <ul style="list-style-type: none"> <li>- week ending 18/5/25 Rev.0</li> </ul>	<p>The Fill Importation Management Plan identifies the criteria for the independent person (CARAS) to verify the fill tracking register. The fill importation management plan was last updated on the 21/05/2024 Rev.2, it has been endorsed under the letter from the ER (Pitt &amp; Sherry) on the 29/5/2024 and the letter from the Department notes approval by the Department on the 28/8/2024.</p> <p>The Applicant indicates that neither the Department nor EPA have requested a copy of the Imported Fill Tracking Register.</p> <p>Weekly reports from CARAS from May to August 2025 were sighted.</p> <p>There were no updates relating to this condition during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- week ending 15/6/25 Rev.0</li> <li>- week ending 22/6/25 Rev.0</li> <li>- week ending 29/6/25 Rev.0</li> <li>- week ending 06/7/25 Rev.0</li> <li>- week ending 13/7/25 Rev.0</li> <li>- week ending 20/7/25 Rev.0</li> <li>- week ending 7/08/25 Rev.0</li> </ul>		
A20	No construction (including but not limited to clearing and maintenance access, stockpiling or other earthworks) is permitted within the riparian corridor and signs must be provided along the adjacent boundary fence to this effect.	<p>Site inspection 13/08/2025</p> <p>PIWW-RCG-AR-DWG-0101 - MPW Master Plan Drawing 26/6/2024 Issue Q</p> <p>Vaughan Civil Induction Rev.6, 1/7/25</p>	<p>The riparian zone is near to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).</p> <p>MPW Master Plan Drawing 26/6/2023 Issue Q. Signage for the riparian area is in place. There were no updates relating to this condition during the audit period.</p> <p>Sighted induction presentation from Vaughan Civil dated 1/7/25 Rev.6 includes topics such as material deliveries, waste, biodiversity, biosecurity, esc, water mgt, removal of materials, spills, weed mgt, traffic control, security, asbestos, incidents, unexpected finds, no works outside hours. Induction does not include delineation zones (slide 6 has a map with the lots and contractors' responsibilities).</p> <p>An observation was noted for VC's Induction to include information regarding restrictions on the riparian zone, in accordance with this condition. Please refer to Condition A39.</p>	Compliant
A21	No works in the riparian corridor outside the site are permitted under this approval and signs must be provided along the adjacent boundary fence to this effect.	<p>Site inspection 13/08/2025</p> <p>Post Approvals – MPW Master Plan – Part 1, PIWW-RCG-AR-DWG-0100 – Issue 'Q', 26/06/2023</p> <p>Post Approvals – MPW Master Plan – Part 2, PIWW-RCG-AR-DWG-0101 – Issue 'Q', 26/06/2023</p> <p>PIWW-RCG-AR-DWG-0101 - MPW Master Plan Drawing 26/6/2024 Issue Q</p> <p>Vaughan Civil Induction Rev.6, 1/7/25</p>	<p>The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW Master Plan Drawing 26/6/2023 Issue Q). Signage for the riparian area (exclusion zone) and flagging are in place. There were no updates relating to this condition during the audit period.</p> <p>Sighted induction presentation from Vaughan Civil dated 1/7/25 Rev.6 includes topics such as material deliveries, waste, biodiversity, biosecurity, esc, water mgt, removal of materials, spills, weed mgt, traffic control, security, asbestos, incidents, unexpected finds, no works outside hours. Induction does not include delineation zones (slide 6 has a map with the lots and contractors' responsibilities).</p> <p>An observation was noted for VC's Induction to include information regarding restrictions on the riparian zone, in accordance with this condition. Please refer to Condition A39.</p>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Prescribed Conditions				
A22	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation  Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	Part 6, Division 8A of the EP&A Regulation relates to prescribed conditions for: <ul style="list-style-type: none"> <li>compliance with the BCA.</li> <li>erection of signs (not relevant)</li> <li>residential building work (not relevant)</li> <li>entertainment venues (not relevant)</li> <li>signage for max number of persons for entertainment purposes (not relevant), and</li> <li>shoring and adjoining properties (not relevant).</li> </ul> A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA.  No Construction Certificate was issued during this audit period.  Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Planning Secretary as Moderator				
A23	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 13/08/2025	The auditees are not aware of any disputes with public authorities.	Not Triggered
Evidence of Consultation				
A24	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>I. the outcome of that consultation, matters resolved and unresolved; and</li> <li>II. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	Interview with auditees 13/08/2025	No updates on the plan were identified during this audit period and no consultation required.  No consultation required on the Plans or OOHW.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A25	The Applicant may: <ul style="list-style-type: none"> <li>a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage</li> </ul>	Interview with auditees 13/08/2025  Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024  Construction Traffic and Access Management Plan (CTAMP) Moorebank	During this audit period, no updates have been required for the CEMP and its sub-plans.  The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.  The following management plans were updated during the audit period: <ul style="list-style-type: none"> <li>- CEMP (18/11/2024, Revision U)</li> </ul>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p>	<p>Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)</p> <p>Letter of approval by DPHI on the 21/01/2025</p>	<ul style="list-style-type: none"> <li>- CTAMP (18/11/2024, Revision Q)</li> <li>- CNVMP (18/11/2024, Revision 18)</li> </ul> <p>Plans have been approved by DPHI on the 21/01/2025.</p> <p>It was indicated by the auditee that the above plans have not been uploaded to the website nor implemented, due to Commonwealth approval requirements. The Commonwealth approval applicable to MPW requires that declarations of accuracy be included from the approval holders. These declarations are in the process of being obtained, and as such the plans have not yet been provided to the Commonwealth for information. Submission of revised management plans to the Commonwealth for information is required prior to management plan implementation. As website publication is used to demonstrate implementation, these plans will not be published on the Development website until they are issued to the Commonwealth. The changes to the above management plans do not impact the activities currently being undertaken on MPW 3, being care and maintenance activities.</p> <p>No updates to the Plan during the audit period.</p>	
A26	Any strategy, plan or program prepared in accordance with condition A25, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 13/08/2025	<p>The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.</p> <p>The MPW3 plans have been approved by the DPHI prior to commencement of construction.</p>	Not Triggered
A27	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 13/08/2025	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
A28	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 13/08/2025	<p>The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.</p> <p>The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since the last audit.</p>	Not Triggered
A29	Nothing in the conditions of this consent permits the staging of construction works. Note 1: Staging of subdivision is permitted — see for example Part D of Schedule 2 of this consent. Note 2: Nothing in this condition precludes the phasing of works, such as that outlined in Appendix D of the Response to Submissions.	Interview with auditees 13/08/2025	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
Structural Adequacy				
A30	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, which are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></p>	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	<p>A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA.</p> <p>No Construction Certificate was issued during this audit period.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Design and Construction for Bush Fire				
A31	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH National	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	The standards referenced relate to buildings and steel framed structures.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	Email from J Wyndham Prince to Mckenzie Group, 21/09/2021	<p>J Wyndham Prince submitted details to confirm compliance that roads complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate. The ERP including bushfire prone plan, notes that the new warehouses are not located in the bushfire-prone area.</p> <p>No new Construction Certificate was issued during this audit period. No new roads or utilities being built in the audit period.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
A32	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019	<p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p> <p>Letter from R.A. Smith Contracting Pty Ltd 28/10/2022</p> <p>Site inspection 13/08/2025</p>	<p>J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Construction Certificate application. The Certifier verified compliance though issue of the Construction Certificate.</p> <p>No utilities being built in the audit period. No Construction Certificate was issued during this audit period.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
A33	<p>The entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.</p> <p><i>Note: See condition B190 of MPW Stage 2 (SSD 7709)</i></p>	<p>Email from J Wyndham Prince to Mckenzie Group, 21/09/2021</p> <p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p>	<p>J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance through issue of the Construction Certificate.</p> <p>No Construction Certificate was issued during this audit period.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Subdivision Certificate				
A34	<p>In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the Environmental Planning and Assessment Act 1979 in relation to the issue of a Subdivision Certificate.</p> <p>For the purposes of this approval, the issue of a Subdivision Certificate is restricted to the subdivision defined by Condition A2.</p> <p><i>Note: Part D of Schedule 2 of this consent provides conditions that are required to be met prior to the issue of a subdivision certificate.</i></p>	<p>Interview with auditees 13/08/2025</p> <p>Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West)</p>	<p>Compliance with this condition is verified by the fact that the Subdivision Certificate has been obtained: Determination – Subdivision Certificate CFT-419491 Moorebank Logistics Park – Precinct West, issued by Barker Ryan Stewart.</p> <p>Subsequent subdivision has occurred via a CDC under the Transport and Infrastructure State Environment Planning Policy (SEPP) This is outside of the scope of this audit.</p> <p>No Subdivision Certificate was issued to the Project during the audit period.</p>	Compliant
Applicability of Guidelines				
A35	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 and each sub-plan (refer to B17 – B24)</p> <p>Evidence referred to elsewhere in this table.</p>	<p>The CEMP and associated Sub-plans and procedures, along with other reports / evidence sighted appear to reference current guidelines, protocols, Standards or policies. No issues identified.</p> <p>No updates to be plans identified in the audit period and the plans have been approved by the ER and the DPHI in the previous audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A36	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 13/08/2025	The Project team is not aware of any directions in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them for MPW3.  No direction from DPHI on the audit period.	Not Triggered
Monitoring and Environmental Audits				
A37	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Independent Audit No. 7 Audit Report, WolfPeak, 19/03/2025  Dust Deposition Summary reports from SERS for: <ul style="list-style-type: none"><li>Jan – Mar 2025: 31/01/2025 – 13/03/2025, report date 26/03/2025</li><li>Mar 2025: 13/03/2025 – 28/03/2025, report date 14/04/2025</li><li>Mar - Apr 2025: 28/03/2025 – 29/04/2025, report date 12/05/2025</li><li>Apr - Jun 2025: 29/04/2025 – 02/06/2025, report date 19/06/2025</li></ul> EnviroLab Certificates of Analysis for: <ul style="list-style-type: none"><li>No. 375774, date sample received 17/03/2025, date results issue 25/03/2025</li><li>No. 377454, date sample received 04/04/2025, date results issue 11/04/2025</li><li>No. 379273, date sample received 30/04/2025, date results issue 07/05/2025</li></ul>	No noise monitoring required during the audit period.  This Independent Audit was conducted in accordance with IAPAR. The Auditor is not aware of the DPHI raising any comments on the last Independent Audit Report.  Dust deposition gauge results from ALS were presented for Jan to Jun 2025. The results indicate that the samples were collected in accordance with AS3580.10.  The DDG reports show the location of the monitors (Jan-Jun 2025).  For MPW3, results from 29/4/25 to 2/6/25 in two occasions that they were above the 4 g/m <sup>2</sup> /month, noting that heavy winds were recorded in that period. Recommendations on the report included: limit exposed soil areas, particularly in zones prone to traffic or disturbance; enhance surface moisture retention by using water carts or sprinkler systems, especially; during dry spells or high wind conditions; restrict earthmoving activities during adverse weather conditions (e.g., strong winds, prolonged dry periods) that may increase dust emissions; ensure effective planning and execution of earthworks, including timely application of dust suppressants such as water or polymer-based solutions.  It was indicated that DDG gauges MPW3 and 2 DDG5 are approximate to import activities for MPW3 (note earthmoving activities are conducted under CDC). It was noted that these DDGs the insoluble solids exceeded 4 g/m <sup>2</sup> /month, however this was predominantly combustible organics, which are not associated with works being conducted under MPW3. The ash content which is representative of mineral based dust particles is below criteria for the DDGs. The source of organics is unknown.	Compliant
Access to Information				
A38	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"><li>I. the documents referred to in condition A2 of this consent;</li><li>II. all current statutory approvals for the development;</li><li>III. all approved strategies, plans and programs required under the conditions of this consent;</li><li>IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li></ul>	Project website: <a href="https://moorebankintermodalprecinct.com.au/community/document-library/">https://moorebankintermodalprecinct.com.au/community/document-library/</a> <a href="https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/">https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/</a> <a href="https://moorebankintermodalprecinct.com.au/precincts/project-wide/">https://moorebankintermodalprecinct.com.au/precincts/project-wide/</a> <a href="https://moorebankintermodalprecinct.com.au/community/">https://moorebankintermodalprecinct.com.au/community/</a>	The website was reviewed on 13/08/2025. It contains: <ul style="list-style-type: none"><li>I. documents referred to in A2 – SSD, EIS, Response to submission and approved plans.</li><li>II. SSD approvals</li><li>III. All approved plans (CEMP, CTAMP, CNVMP and CSWMP) available</li><li>IV. Reporting on the environmental performance is through the IA reports. IA7 has been published.</li><li>V. Summary of the monitoring results 2024 for MPW2 and MPW3 dated 7/3/2025 Rev.2 from Logos is published on the website (covering 1 year period) EPL 21054 Monitoring Data (June 2024 to June 2025).</li></ul>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>VI. a summary of the current stage and progress of the development;</p> <p>VII. contact details to enquire about the development or to make a complaint;</p> <p>VIII. complaints register, updated monthly;</p> <p>IX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>X. notification of any non-compliances with the conditions of this consent made under condition A42;</p> <p>XI. any other matter required by the Planning Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>		<p>VI. The current stage of the development is included in the news and current works and in the community tabs, sighted newsletters for 29/6/2025 (No.29) showing general information for the precinct.</p> <p>VII. Contact us email and phone number are available to enquire about the development or to make a complaint; sighted last CCC meeting minutes, dated 29/5/25; minutes for 20/2/25 were also in the website.</p> <p>VIII. Complaints register available, updated monthly – last entry 1/08/2025</p> <p>IX. Audit Report IA7 and the response to the findings available on the website.</p> <p>X. The one non-compliance identified in the IA7 was sighted in the Response to Audit Report.</p> <p>XI. NA: the Planning Secretary has not required any additional information.</p>	
Compliance				
A39	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	<p>Interview with auditees 13/08/2025</p> <p>Vaughan Civil Induction Rev.6, 1/7/25</p> <p>Breadcrumb system for VC</p> <p>ESR MPW DC Moorebank Site Induction Revision A – 16/04/2024 from Richard Crookes constructions, Rev. 01</p>	<p>The Project inductions include the information (as 'talking points') relevant to the planning conditions of approval &amp; EPL, for the work being conducted. Risks, rules, construction hours, and controls for the MPW site, including those for MPW3. Matters include no go areas, hours of work, incident management, traffic management, reporting, soil, and water controls etc.</p> <p>Project induction for Vaughan (Rev. 6) includes the SSD conditions and reference to the CEMP. They used Breadcrumbs Systems to inducted personnel.</p> <p><b>Observation: It would be beneficial for the VC Induction to incorporate information regarding restrictions on the riparian zone in accordance with conditions A20 and A21, which specify that construction is not permitted within the riparian zone and that signage must be maintained along the adjacent boundary fence.</b></p> <p>Slide 22 of the site induction from RCC includes reference to the SSD 10431 conditions.</p>	Compliant
Incident Notification, Reporting and Response				
A40	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with auditees 13/08/2025	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3 during the audit period.	Not Triggered
A41	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	Interview with auditees 13/08/2025	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3 during the audit period.	Not Triggered
Non-Compliance Notification				



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A42	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Interview with auditees 13/08/2025  DPHI letter to Aspect Re: IEA Report 6 RAR, dated 17/02/2025, Ref. SSD-10431-PA-79.  FRM16 File Note IEA#7 Non-compliance notification, 19/03/25 by Aspect  Letter 21/03/25 Aspect – DPHI re: Moorebank Precinct West (MPW) Stage 3 (SSD 10431) – Non-compliance notification	The auditee identified a non-compliance during the audit period, this was in relation to the submission of the ER Monthly report for Nov 2024 submitted on the 13/12/24.  A Non-compliance notification letter from Aspect to DPHI dated 20/12/2024 was sighted. The non-compliance was lodged SSD-10431-PA-87 within the required 7 days.  An FRM16 File Note was provided in relation to the IEA#7 non-compliance notification. The ER monthly report for November 2024 was not provided within seven (7) days following the end of the calendar month. This non-compliance was notified in accordance with Condition A42.  The non-compliance identified during IA7 was notified to the DPHI on 21/3/2025, within the timeframe set under this condition.	Compliant
A43	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 13/08/2025  FRM16 File Note IEA#7 Non-compliance notification, 19/03/25 by Aspect  Letter 21/03/25 Aspect – DPHI re: Moorebank Precinct West (MPW) Stage 3 (SSD 10431) – Non-compliance notification	The notification letter identifies the development, the application number, the condition of consent that was found to be non-compliant and the reasons for non-compliance.	Compliant
A44	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Interview with auditees 13/08/2025	There have been no notifiable incidents during the audit period. Refer A42/A43 for notification of non-compliances.	Not Triggered
Revision of Strategies, Plans and Programs				
A45	Within three months of:  a) the submission of a compliance report under condition A48; b) the submission of an incident report under condition A41; c) the submission of an Independent Audit under condition C42; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,  the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out	Interview with auditees 13/08/2025  Letter Aspect to DPHI 17/10/2024 with notification of the review of CEMP and sub-plans with some changes identified and required  Letter 24/03/25 Aspect – DPHI re: Moorebank Precinct West (MPW) Stage 3 (SSD 10431) – Condition A45 notification  Post Approval (DPHI portal) 24/03/25 re: submission of Condition A45 notification to DPHI  Letter 24/03/25 Aspect – Certifier re: Moorebank Precinct West (MPW) Stage 3 (SSD 10431) – Condition A45 notification  Email 24/03/25 Aspect – Certifier re: Submission of Condition A45 notification to Certifier	No Compliance Reports were required during the audit period.  There were no notifiable incidents or modifications or direction from the DPHI during the audit period with regard to MPW3.  Independent Audit No.7 conducted by WolfPeak with final report issued on the 19/03/2025.  A review of the CEMP and subplans under SSD7709 and SSD10431 was undertaken in November 2024 and submitted to the DPHI and the Certifier on 24/03/25.	Compliant
A46	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where	Interview with auditees 13/08/2025	No requirements to improve the environmental performance of the development were required during the audit period, outside of the updates on the CEMP and sub-plans mentioned on conditions A45.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			
Compliance Reporting				
A47	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A48	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A49	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A50	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	<p>Letter Aspect to DPE, 16/11/2021</p> <p>DPE post approval portal lodgement, 16/11/2021</p>	On 16 November 2021 SIMTA (Logos) notified the commencement of construction on 16/11/21, with physical commencement occurring on 19/11/21	Compliant
Certified Drawings				
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	<p>There are no structures under MPW3. Civil drawings were prepared, and the Certifier verified compliance through issue of the Construction Certificate.</p> <p>No Construction Certificate was issued during this audit period.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Protection of Public Infrastructure				
B3	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure</li> <li>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> </ul>	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p>	There are no third-party services affected by MPW3 works.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council			
Pre-Construction Dilapidation Report				
B4	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Email Tactical to Liverpool Council, 26/03/2020</p> <p>Letter Mckenzie Group to Tactical, 25/03/2021</p> <p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p>	<p>There are no third-party interfaces for MPW3.</p> <p>All external interfaces are associated with MPW2. The dilapidation report was submitted to Council and the Certifier in accordance with SSD 7709 in March 2020 for MPW2.</p>	Not Triggered
Community Consultative Committee				
B5	Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>CCC meeting minutes last one 29/5/25</p> <p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21.</p> <p>Letter DPE to SIMTA, 07/09/2021.</p> <p>Complaints Register March to July 2025 by Aspect</p>	<p>The approved MPW3 Community Communication Strategy includes details for the Community Consultative Committee (CCC). The Strategy was approved by the DPHI on 07/09/2021, last update was on 18/11/2024. Approved by DPHI on</p> <p>The CCC was established in 2018 and continues to be for the MPW3 development. CCC meetings have been conducted, sighted records for last meeting on the 29/5/25.</p> <p>There were 16 complaints listed in the complaints register from March to July 2025. The complaints related to OOHV, traffic, noise, and dust, all of which were addressed and closed out. However, no complaints related to MPW 3 activities.</p>	Compliant
B6	The CCC may request that the information or documents referenced in condition A37 (including but not limited to any plan, strategy or program in relation to incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing) is to be presented to the CCC by the Applicant.	<p>Interview with auditees 13/08/2025</p> <p><a href="https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes">https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes</a></p> <p>Complaints Register March to July 2025 by Aspect</p>	<p>Specifically, for MPW3 the CCC has not requested any data.</p> <p>A summary of dust monitoring records across the precinct was provided to the CCC.</p> <p>There were 16 complaints listed in the complaints register from March to July 2025. The complaints related to OOHV, traffic, noise, and dust, all of which were addressed and closed out. However, no complaints related to MPW 3 activities.</p>	Not Triggered
B7	<p>The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the MPW Stage 3 development and to satisfy condition B5.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li><i>The CCC is an advisory committee only.</i></li> <li><i>In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.</i></li> </ul>	<p>Interview with auditees 13/08/2025</p> <p><a href="https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes">https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes</a></p> <p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/2021</p> <p>Letter DPE to SIMTA, 07/09/2021</p>	<p>The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/2021, last update was on 18/11/2024. Approved by DPHI on</p> <p>The CCC was established in 2018 and continues for the MPW3 development. CCC meetings have been conducted, sighted records for last meeting on the 19/5/25.</p>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Community Communication Strategy				
B8	<p>No later than two weeks before the commencement of construction, or within another timeframe agreed with the Planning Secretary, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> <li>identify people to be consulted during the design and construction phases;</li> <li>set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>set out procedures and mechanisms: <ol style="list-style-type: none"> <li>through which the community can discuss or provide feedback to the Applicant;</li> <li>through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ol> </li> <li>include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage, flood emergency warning, stormwater impacts on watercourses and lighting.</li> </ol>	<p>Community Communication Strategy Moorebank Precinct West Stage 2 and Stage 3, 29/06/21 – updated 18/11/2024 Rev. K</p> <p>Letter DPE to SIMTA, 07/09/2021</p> <p><a href="https://moorebankintermodalprecinct.com.au/community/">https://moorebankintermodalprecinct.com.au/community/</a></p> <p><a href="https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/">https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/</a></p> <p><a href="https://moorebankintermodalprecinct.com.au/wp-content/uploads/2024/01/Moorebank-Intermodal-Precinct-Online-Complaints-document-toFeb24.pdf">https://moorebankintermodalprecinct.com.au/wp-content/uploads/2024/01/Moorebank-Intermodal-Precinct-Online-Complaints-document-toFeb24.pdf</a></p> <p>Stakeholder and Community Engagement Reports prepared by ESR for:</p> <ul style="list-style-type: none"> <li>- Jan-Mar 2025, 30/04/2025</li> <li>- Apr-Jun 2025, 10/07/2025</li> </ul> <p>MIP Complaints Register current to 1/08/2025</p>	<p>The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/21. The CCS sets out how each requirement of this condition (and other community management related requirements) has been addressed. The CCS covers both MPW2 and MPW3. CCS was updated on the 18/11/2024 reflect MOD-3 (SSD 7709).</p> <p>The CCC was established in 2018 and continues for the MPW3 development. CCC meetings have been conducted, sighted records for 5/9/24 the minutes for 20/2/2025 are being produced.</p> <p>The evidence indicates that the CCS is being implemented. Notifications on project works are being issued to stakeholders, complaints are being recorded and addressed and the CCC is continuing its functions.</p> <p>The community complaints number is on the project website. No issues observed for MPW3.</p> <p>Stakeholder and Community Engagement Reports for Q1 and Q2 of 2025 were sighted: including highlights of stakeholder engagement activities, external communications, complaints management and media reporting.</p> <p>The Contractor noted that none of the complaints recorded during the audit period relate to the MPW3 activities.</p>	Compliant
B9	The Planning Secretary may consider a request to expand an existing MPW Community Communication Strategy to cover the MPW Stage 3 development and to satisfy condition B8.	<p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/2021, Rev. J – updated 18/11/2024 Rev. K</p> <p>Letter DPHI to Aspect, revised CCS 16/12/24</p> <p>SSD-10431-PA-81</p>	<p>The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/2021. The strategy sets out how each requirement of this condition (and other community management related requirements) has been addressed. The Strategy covers both MPW2 and MPW3.</p> <p>The Strategy was updated on the 18/11/2024 Rev. K. The Strategy is yet to be approved by DPHI on the 16/12/2024.</p>	Compliant
Environmental Representative				
B10	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	Letter DPHI to Aspect, 27/10/2020.	On 27/10/20 Chris Jack was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant
B11	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been	Letter DPHI to Aspect, 27/10/2020.	On 27/10/20 Chris Jack was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	engaged by the Applicant to act as the ER in accordance with the conditions of this consent.			
B12	<p>For the duration of the works until 6 months after the completion of construction, or as agreed with the Planning Secretary, the approved ER must:</p> <ol style="list-style-type: none"> <li>receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;</li> <li>consider and inform the Planning Secretary on matters specified in the terms of this consent;</li> <li>consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;</li> <li>review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: <ol style="list-style-type: none"> <li>make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</li> <li>make a written submission to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);</li> </ol> </li> <li>regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent;</li> <li>as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not Independent Audits required under condition C44 of this consent;</li> <li>as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;</li> <li>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</li> <li>prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department's Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.</li> </ol>	<p>Interview with auditees 13/08/2025</p> <p><b>ER Inspection Reports</b> ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>25/03/2025; 17/04/2025</li> <li>24/04/2025; 15/05/2025</li> <li>15/05/2025; 12/06/2025</li> <li>12/06/2025; 17/07/2025</li> <li>17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b> Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>1-31 March 2025, 14/04/2025</li> <li>1-30 April 2025, 07/05/2025</li> <li>1-31 May 2025, 05/06/2025</li> <li>1-30 June 2025, 20/06/2025</li> <li>1-31 July 2025, 7/08/2025</li> </ul> <p><b>Submission to DPHI</b> Emails from DPHI to Pitt &amp; Sherry re: Post approval document received – MPW S3 ER Monthly Reports for:</p> <ul style="list-style-type: none"> <li>Mar 2025, submitted 14/04/2025, SSD-10431-PA-94</li> <li>Apr 2025, submitted 07/05/2025, SSD-10431-PA-96</li> <li>May 2025, submitted 06/06/2025, SSD-10431-PA-97</li> <li>Jun 2025, submitted 20/06/2025, SSD-10431-PA-98</li> </ul> <p>Email from DPHI to Pitt &amp; Sherry re. ER Monthly reports extension approvals:</p> <ul style="list-style-type: none"> <li>Apr report extension request 07/04/2025, approval until 14/04/2025</li> </ul>	<p>The ER performed a regular site inspection and reports for the Project. Inspection Reports, Monthly Reports and submission of reports to the Department on a regular basis demonstrate that the ER is fulfilling its duties under this condition. ER has made observations to the site but no recommendations to the CEMP and sub-plans. Inspection records were presented from September to December 2024.</p> <p>The Auditor is not aware of the DPHI raising any requests regarding audits or complaints.</p> <p>The CEMP, CTAMP and CNVMP were updated and received approval from DPHI on the 21/01/2025. The plans were updated to reflect SSD 7709 (MPW S2) Modification 3 approval, minor administrative changes and RfMAs approved by the ER. Sighted letter from ER on the 26/11/2024 with endorsement for the CEMP and sub-plans.</p> <p>Extension request for submission of the monthly reports for Sep and Oct 2024 were sighted and approved by the DPHI respectively. Jan report was sent 11/02/2025 with approval from the DPHI.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B13	The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in condition B12 (including preparation of the ER monthly report), as well as: <ul style="list-style-type: none"> <li>a) the complaints register (to be provided on a monthly basis); and</li> <li>b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject works).</li> </ul>	<b>ER Monthly Reports</b> Letters from Pitt & Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for: <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul> Email from TSA to DPHI and ER, sighted for 12/8/25 re. fortnightly complaints	The ER Monthly Report relies on receipt of the fortnightly complaints report. No issues observed. No complaints were related to MPW3 for the audited period.  Accordance Assessment (AA) were completed under MPW2. Nothing under MPW3	Compliant
B14	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A37. The Applicant must: <ul style="list-style-type: none"> <li>a) facilitate and assist the Planning Secretary in any such audit; and</li> <li>b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</li> </ul>	Interview with auditees 13/08/2025	The Project team are not aware of any audit being commissioned under this condition.	Not Triggered
Outdoor Lighting				
B15	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Email J Wyndham Prince to McKenzie Group, 06/09/2021  Construction Certificate No. 190359/06, McKenzie Group 28/10/202021	Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate.  No Construction Certificate was issued during this audit period.  Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Environmental Management Plan Requirements				
B16	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: <i>Guideline for Infrastructure Projects (DPIE April 2020)</i> .  <b>Notes:</b> <ul style="list-style-type: none"> <li>• <i>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></i></li> <li>• <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></li> </ul>	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024  Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024  Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)  Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021  Construction Emergency Response Plan Moorebank Precinct West Stage 2 and	The CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared in accordance with the relevant conditions and the Departments EMP Guideline. The plans set out how each condition and other relevant requirement has been addressed.  The CEMP, CTAMP and CNVMP were updated and received approval from DPHI on the 21/01/2025. The plans were updated to reflect the SSD 7709 (MPW S2) Modification 3 approval, minor administrative changes and RfMAs approved by the ER. Sighted letter from ER on the 26/11/2024 with endorsement for the CEMP and sub-plans.  No updates to the CEMP and sub-plans during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP)</p> <p>Letter from Pitt &amp; Sherry, 26/11/2024 re. CEMP and sub-plans ER endorsement</p>		
Construction Environmental Management Plan				
B17	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for approval. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ol style="list-style-type: none"> <li>hours of work;</li> <li>24-hour contact details of site manager;</li> <li>management of dust and odour to protect the amenity of the neighbourhood;</li> <li>stormwater control and discharge;</li> <li>measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8;</li> </ol> <p>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>d) mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts;</p> <p>e) sustainability measures and practices to be implemented during the construction process;</p> <p>f) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>g) information regarding the recycling and disposal locations;</p> <p>h) confirmation of the contamination status of the development areas of the site based on the validation results;</p> <p>i) Construction Traffic and Access Management Sub-Plan (see condition B20);</p> <p>j) Construction Noise and Vibration Management Sub-Plan (see condition B21);</p> <p>k) Construction Soil and Water Management Sub-Plan (see condition B22); and</p>	<p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024</p> <p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP)</p> <p>Letter DPHI to Aspect, 21/1/2025 approval of revised CEMP and two sub-plans above (SSD-10431-PA-82)</p> <p>Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 &amp; Stage 3 Costin Roe, Rev. 18, 30/11/2021</p>	<p>CEMP include:</p> <ol style="list-style-type: none"> <li>Details of <ol style="list-style-type: none"> <li>Section 5.3 and Table 5.3</li> <li>Section 6.2.1</li> <li>Section 3.2.2 and Appendix N</li> <li>Section 3.2.2 and Appendix K</li> <li>Section 3.2.2 and Appendix K</li> <li>Section 4.3.3</li> <li>Section 5.4</li> </ol> </li> <li>Appendix L</li> <li>Appendix J</li> <li>Section 7.1 and Table 4.3</li> <li>Section 3</li> <li>Appendix O</li> <li>Appendix O</li> <li>Appendix L</li> <li>Appendix H</li> <li>Appendix I</li> <li>Appendix K</li> <li>Emergency Response Plan encompassing the FERSP.</li> </ol> <p>CEMP was updated during the audit period to reflect the SSD 7709 (MPW S2) Modification 3 approval, minor administrative changes and RfMAs approved by the ER.</p> <p>The DPHI approved the CEMP and sub-plans on 21/1/2025.</p> <p>No updates to the CEMP during the audit period.</p>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	I) Flood Emergency Response Sub-Plan (see condition B23).			
B18	The Applicant must not commence construction of the development until the CEMP is approved by the Planning Secretary.	Letter from DPHI to Aspect, 8/3/2024 approval of CEMP	Approval of the CEMP and sub-plans was provided by the DPHI 08/03/2024. The latest updates on the CEMP, CTAMP and CNVMP was approved by the DPHI on the 21/01/2025.	Compliant
B19	The Applicant may elect to prepare the CEMP (and relevant sub-plans) required under condition B17 as a standalone document, or as updated versions of CEMP documents already approved by the Planning Secretary as part of the MPW Stage 2 (SSD 7709) consent. In the event the Applicant elects to prepare the CEMP (or sub-plan) as an updated version of an existing approved document, the Applicant must clearly identify how the document has been updated to satisfy the conditions of this consent, as well as how it continues to satisfy the conditions of the consent under which it was originally approved, and seek the Planning Secretary's approval of the updated CEMP (or sub-plan) under both condition B17 and that other consent.	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024  Letter from DPHI to Aspect, 21/1/2025 approval of revised CEMP	Approval of the CEMP and sub-plans was provided by the DPHI on 13/08/2025.	Compliant
B20	The Construction Traffic and Access Management Sub-Plan (CTAMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:  a) be prepared by a suitably qualified and experienced person(s);  b) be prepared in consultation with Council and TfNSW;  c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of concurrent construction and/or operation traffic to and from the combined MPW site and the MPE site, and potential impacts on general traffic, cyclists and pedestrians and bus services;  d) detail access and parking arrangements;  e) include a Heavy Vehicle Route Plan detailing:  I. origin of imported fill;  II. destination of spoil  III. heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with conditions of this consent; and  IV. management system for oversized vehicles.  f) detail procedures for notifying residents and the community of any potential traffic disruptions.	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024  Letter DPHI to Aspect, 21/01/2025 approval of revised CTAMP (SSD-10431-PA-82)	The CTAMP Rev. G and prepared by National Intermodal in consultation with Council and TfNSW. The CTAMP addresses requirements a) – f).  Changes on the Plan was a result of MOD-3 and West 2, RfMA and other minor admin changes. A letter from DPHI to Aspect dated 21/01/2025 was presented showing the approval of updated CTAMP.  No updates to CTAMP during the audit period.	Compliant
B21	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:  a) be prepared by a suitably qualified and experienced noise expert;  b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);  c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)  Letter DPHI to Aspect, 21/01/2025 approval of revised CEMP and two sub-plans above (SSD-10431-PA-82)	The CNVMSP was prepared by Renzo Tonin. The CNVMSP addresses requirements a) – i).  A letter from DPHI to Aspect, dated 21/01/2025 was presented showing that approval of updated CNVMP.  Changes on the Plan was a result of MOD-3 and West 2, RfMA and other minor admin changes. A letter from DPHI to Aspect dated 21/01/2025 was presented showing the approval of updated CTAMP.  No updates to the CNVMP during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>d) include strategies that have been developed with the Community Consultative Committee (CCC) for managing high noise generating works;</li> <li>e) identify work areas, site compounds and internal access routes;</li> <li>f) identify the type and number of plant and equipment expected on site at the same time;</li> <li>g) include a complaints management system that would be implemented for the duration of the construction;</li> <li>h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B17;</li> <li>i) an Out-of-hours Work Protocol for the assessment, management and approval of works associated with the importation and placement of fill, outside of the hours identified in condition C3. The Out-of-hours Work Protocol must: <ul style="list-style-type: none"> <li>I. provide evidence of how feedback from the CCC has been incorporated to develop the Out-of-hours Work Protocol;</li> <li>II. specify what works are proposed out-of-hours;</li> <li>III. provide details and clear justification for why the works must be done out-of-hours (reasons other than convenience must be provided);</li> <li>IV. detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria;</li> <li>V. provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments; and</li> <li>VI. (vi) include proposed notification arrangements.</li> </ul> </li> </ul>			
B22	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified expert,</li> <li>b) detail measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book' and the relevant requirements of the conditions of this consent;</li> <li>d) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the site);</li> <li>e) detail all off-site flows from the site; and</li> </ul>	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 &amp; Stage 3 Costin Roe, Rev.18, 30/11/2021 (the CSWMP).</p> <p>Letter DPHI to Aspect, 18/03/2022 approval of CEMP, CSWMSP</p>	<p>The CSWMP was prepared by a suitably qualified person. The CSWMP addresses requirements a) – f).</p> <p>The CSWMP was approved by the DPHI on 18/03/2022.</p> <p>No update was made to CSWMP for MPW3 during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.			
B23	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) address the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>c) include details of: <ul style="list-style-type: none"> <li>I. the flood emergency responses for construction phases of the development;</li> <li>II. predicted flood levels;</li> <li>III. flood warning time and flood notification;</li> <li>IV. assembly points and evacuation routes; (v) evacuation and refuge protocols; and</li> <li>V. awareness training for employees and contractors, and users/visitors</li> </ul> </li> </ul>	<p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP)</p> <p>Letter DPHI to Aspect, 21/01/2025 approval of CEMP and sub-plans</p> <p>Letter from Pitt &amp; Sherry, 26/11/2024 re. CEMP and sub-plans ER endorsement</p>	<p>The ERP includes the FERSP and was prepared by a suitably qualified person. The FERSP addresses requirements a) – c).</p> <p>The FERSP was approved by the DPHI on 07/09/2021, revised on the 07/09/2022 and approved by the DPHI on the 21/11/2023.</p> <p>The Emergency Response Plan (encompassing the FERSP) noted under Section 2.7 that the ERP is valid for a maximum of five years from the date of preparation (29/06/2021).</p> <p>The Plan was updated during the audit period - Rev. K, 18/11/2024. Sighted letter from ER dated 26/11/2024 with CEMP and sub-plans endorsement.</p> <p>No updates to the FERSP during the audit period.</p>	Compliant
B24	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>b) minimise conflicts with other road users;</li> <li>c) minimise road traffic noise; and</li> <li>d) ensure truck drivers use specified routes.</li> </ul>	<p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024</p> <p>Letter from DPHI to Aspect 21/01/2025 re: approval of updated CTAMP SSD-10431-PA-82</p>	<p>The Driver Code of Conduct is presented in Appendix C of the CTAMP. It addresses requirements a) – d) of this condition.</p> <p>The Driver Code of Conduct has been updated as part of a recent update in the CTAMP.</p> <p>CTAMP was updated but the DCC remain the same.</p>	Compliant
Unexpected Contamination Procedure				
B25	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p>	<p>Interview with auditees 13/08/2025</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024</p> <p>Letter DPE to Qube, 07/09/2021 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>ER endorsement letter – MPW3 RFMA 001 Post Audit CEMP Update – SSD 10431 dated 3 May 2022 updating the Unexpected Finds Protocol (Appendix D)</p>	<p>The Unexpected finds protocol is presented within Appendix D of the CEMP. No unexpected findings to date.</p>	Compliant
PFAS Contamination				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B26	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable and notify the CCC to discuss requirements for community consultation and the management of identified risks.	Interview with auditees 13/08/2025  Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024  Moorebank Precinct West - Per & Poly-Fluoroalkyl Substances (PFAS) Management Plan – Construction, CARAS, 07/12/2020  Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/2020	There has been no change to the PFAS to that reported in the MPW PFAS Management Plan. That document does not identify any unacceptable off-site risk.  Included in Appendix D of the CEMP. No unexpected finds	Not Triggered
B27	Prior to the commencement of construction, the Applicant must describe to the EPA the measures that must be implemented to ensure that the long-term risk of increased PFAS contamination as a result of tree root penetration is minimised. These measures to reflect those in the LTEMP and any update to the LTEMP (in relation to landscape planting and maintenance), as referred to at conditions C39 and C40.	Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/2020  Email Tactical to the EPA, 24/11/2020	Present in Appendix D of the LTEMP. The LTEMP was submitted to the EPA on 24/11/20. The Project team is not aware of any response from the EPA on the document.	Compliant
Construction Parking				
B28	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site inspection 13/08/2025  Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024  Letter from DPHI to Aspect 21/01/2025 re: approval of updated CTAMP SSD-10431-PA-82  Complaints register current to 01/08/2025	Parking facilities are available on the southwest corner of the site. Location is shown and described in the CTAMP.  No off-site parking observed for MPW3 works. No complaints received regarding this requirement.	Compliant
Soil and Water				
B29	Prior to the commencement of construction, the Applicant must describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021  Letter DPHI to Qube 12/11/2021 (approval MPW3 CSWMP)  Letter DPHI to Qube, 07/09/2021 (approval of MPW3 CEMP, CCS, CERP (including FERSP))	Stormwater and flood flows are addressed in the CSWMP and FERSP. Both were approved by the DPHI in late 2021.  There have been no floods on MPW3 to date (not above 1% Annual Exceedance Probability (AEP)).  Refer C19 with respect to soil and water management on site.  No updates to the CSWMP during the audit period.	Compliant
B30	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils	Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021	As noted in the approved CSWMP, ASS management is set out in MPW precinct wide Acid Sulfate Soil Management Plan which was prepared prior to construction on MPW3.	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Letter DPHI to Qube 12/11/2021 (approval MPW3 CSWMP)  Acid Sulfate Soil Management Plan Moorebank Precinct West Site, EP Risk, 30/01/20	The controls for managing ASS were established under MPW2 and continue to be applied for MPW3. The site has been brought to level and there has not been excavation that would encounter ASS.	
Flood Management				
B31	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:  a) flood warning and notification procedures for construction workers on site;  b) evacuation and refuge protocols; and  c) the Flood Emergency Response Sub-Plan required under condition B23.	Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP)  Letter from Pitt & Sherry, 26/11/2024 re. CEMP and sub-plans ER endorsement	The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols.  No updates to the CERP during the audit period.	Compliant
Roadworks and Access				
B32	The Applicant must ensure that access points to the site are as approved under MPW Stage 2 (SSD 7709).	Site inspection 13/08/2025  Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024	Approved Access is through via Anzac and Moorebank Ave into Bushmaster.	Compliant
B33	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Email from J Wyndham Prince to Mckenzie Group, 21/09/2021  Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate.  No Construction Certificate was issued during this audit period.  Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Construction Access arrangements				
B34	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:  a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1-2004, AS 2890.6-2009 and AS 2890.2-2002 for heavy vehicle usage;  b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, is in accordance with the latest version of AS 2890.2;  c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;  d) all vehicles are wholly contained on site before being required to stop;	Site inspection and interview with auditee 13/08/2025  Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024  Letter from DPHI to Aspect 21/01/2025 re: approval of updated CTAMP SSD-10431-PA-82	These matters are covered in the CTAMP. During site inspection the following were observed:  a) internal roads, driveways and parking associated with the Development are maintained, internal road to access VC compound have been sealed.  b) the swept path of the longest construction vehicle entering and exiting the site was followed  c) heavy vehicles were not parked on local roads and bins were placed accordingly  d) all vehicles were contained on site before being required to stop – Signalised intersection  e) all vehicles that were entering and leaving the site were in forward direction  f) no loading and/or unloading of materials was sighted	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	e) all vehicles must enter and leave the site in a forward direction; f) all loading and unloading of materials are carried out on-site; g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and h) heavy vehicles used for haulage of imported fill must not use Cambridge Avenue during construction and operation of the development		No updates to the CTAMP during the audit period.	
Temporary Construction Works Compound Area				
B35	Prior to the commencement of construction, the Applicant must submit revised Construction Layout Drawings to the Planning Secretary for approval. The revised Construction Layout Drawings must show the final layout of key elements of the Temporary Construction Works Compound Area at Appendix 1 and demonstrate the siting of the: <ul style="list-style-type: none"> <li>a) main construction, operation and maintenance compound, including staff amenities, offices and training rooms, staff kitchen and café facilities (approximately 20,000m<sup>2</sup>);</li> <li>b) hardstand, laydown and materials stockpile areas (approximately 20,000m<sup>2</sup> and 25,000m<sup>2</sup>);</li> <li>c) materials storage area and car parking (approximately 20,000m<sup>2</sup>); and</li> <li>d) provision for a permanent access road and temporary loop road.</li> </ul>	Site inspection and interview with auditees 13/08/2025  Lodgement to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site.  Submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped.	The evidence sighted and reviewed satisfies the condition.  Lodgement to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site.  There was a materials stockpile area only, but that has now been removed in readiness for warehouse construction.  There was a material stockpile area in MPW3 under B35b, which was capped and material has been removed and covered with sandstone ready for warehouse construction.  Also attached, submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped.  No updates on this during the audit period.	Compliant
PART C - DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s): <ul style="list-style-type: none"> <li>a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</li> <li>b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</li> <li>c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</li> <li>e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</li> </ul>	Site inspection 13/08/2025  Refer to Appendix D for photos	MPW3 site is internal to the MPW site. The precinct site notices have been erected along Moorebank Avenue.  A site notice was sighted during the site inspection with the following observation: <ul style="list-style-type: none"> <li>a) prominently displayed at the boundaries at site</li> <li>b) comply with the required dimension</li> <li>c) made from durable materials</li> <li>d) required data was indicated in the site notice</li> <li>e) mounted visibly</li> </ul>	Compliant
Operation of Plant and Equipment				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Vaughan Civil Induction Rev.6, 1/7/25</p> <p>VC's Small Excavator Model No. ZX48U-5, Serial No. D00040202, Rego 44595E from Hitachi:</p> <ul style="list-style-type: none"> <li>- Risk Assessment 20/2/2024, Rego expire 13/02/2026; Plant Assessor, Risk Management Report, 20/2/2024; Plant Pre-acceptance Checklist, 24/10/2024</li> </ul> <p>RCC Plant and Equipment:</p> <p>Kobelco Large Excavator SK380XDLC-10</p> <ul style="list-style-type: none"> <li>- Weekly Plant checklist Plant number ATP209 4/4/25 hr meter reading 3557, Att Call civil contractors</li> <li>- Plant Assessor Risk Management report, 21/4/2025; VOC Operator ticket exp 05/11/26, VOC2243, excavator/wheeled loader; Kobelco Operators Manual, Crawler excavator SK350-9 Tier 4.</li> </ul> <p>Komatsu 36T Excavator (E3601PC360LCI-11A):</p> <ul style="list-style-type: none"> <li>- Menai Completed jobcard # s-7046 vehicle E3601, Service type A – 250hr completed 26/05/2025</li> <li>- Meni civil contractors Plant risk assessment, 7/4/2025; Operation &amp; Maintenance Manual Hydraulic Excavator; Operator ticket, RTO ID 91548, exp 21/2/26 classes: RMP0320F (excavator)</li> </ul>	<p>At present, only one plant and equipment (Excavator) is being used at MPW3 for VC. The following records were sighted:</p> <ul style="list-style-type: none"> <li>- VC's Small Excavator Model No. ZX48U-5, Serial No. D00040202, Rego 44595E from Hitachi: Risk Assessment 20/2/2024, Rego expire 13/02/2026; Plant Assessor, Risk Management Report, 20/2/2024; Plant Pre-acceptance Checklist, 24/10/2024. <b>Observation: No logbook was available during the site audit inspection conducted on 13 August 2025 for the Small Excavator used by VC.</b></li> </ul> <p><b>Completed Action: Prior to the finalising this audit report, VC submitted two Plant Prestart Checklists completed for the 5T Excavator, dated 11/09/25 and 12/09/25.</b></p> <p>For RCC the following records were presented:</p> <ul style="list-style-type: none"> <li>- Kobelco Large Excavator SK380XDLC-10: Weekly Plant checklist Plant number ATP209 4/4/25 hr meter reading 3557, Att Call civil contractors; Plant Assessor Risk Management report, 21/4/2025; VOC Operator ticket exp 05/11/26, VOC2243, excavator/wheeled loader; Kobelco Operators Manual, Crawler excavator SK350-9 Tier 4.</li> <li>- Komatsu 36T Excavator (E3601PC360LCI-11A): Menai Completed jobcard # s-7046 vehicle E3601, Service type A – 250hr completed 26/05/2025; <b>Note: It was noted no signature from the manager.</b> Komatsu PC360LCI-11A Meni civil contractors Plant risk assessment, 7/4/2025; Operation &amp; Maintenance Manual Hydraulic Excavator; Operator ticket, RTO ID 91548, exp 21/2/26 classes: RMP0320F (excavator)</li> </ul>	Compliant
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024</p> <p>Letter from DPHI to Aspect, 21/01/2025 approval of revised CEMP</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration</p>	<p>Construction hours are communicated to the workforce through Project inductions; they are also included in the CNVMP.</p> <p>Vaughan combined (MPW2 and MPW3) project induction (Rev. 5) was presented, which includes construction working hours in slide 76 and reference to the SSD conditions and CEMP.</p> <p>An OOHW Permit for MPW3 from 21/07/25 to 12/10/25 relating to import of structural fill was approved as per sighted register. Aconex email was sighted dated 22/7/25 from Aspect to Pitt &amp; Sherry (ER). It was noted that OOHW import had not yet occurred.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)</p> <p>Letter from DPHI to Aspect, 21/01/2025 approval of revised CEMP and CNVMP</p> <p>Vaughan Combined project induction, Rev. 6</p> <p>OOHW Permit – MPW3 21/07/25 to 12/10/25 (RCC – approved)</p> <p>ASPENV-GCOR-001038 re. MPW3 OOHW Structural fill import, from Aspect to Pitt &amp; Sherry, 22/7/25, file attachment “SSD1043:01 OOHW import CNVIS”</p>		
C4	<p>Construction activities may be undertaken outside of the hours in condition C3 if required:</p> <ul style="list-style-type: none"> <li>a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>c) where the works are inaudible at the nearest sensitive receivers;</li> <li>d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or</li> <li>e) where they are undertaken in accordance with an Out-of-Hours Work Protocol under condition B21(i).</li> </ul>	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)</p> <p>Vaughan project induction, Rev. 6</p> <p>OOHW Permit – MPW3 21/07/25 to 12/10/25</p>	<p>Construction hours are communicated to the workforce through Project inductions; they are also included in the CNVMP.</p> <p>VC combined project induction (Rev. 5) was presented, which includes construction working hours in slide 76.</p> <p>The OOHW Permit for MPW3 from 21/07/25 to 12/10/25 relating to import of structural fill was approved as per sighted register. Aconex email was sighted dated 22/7/25 from Aspect to Pitt &amp; Sherry (ER). It was noted that OOHW import had not yet occurred.</p>	Not Triggered
C5	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<p><a href="https://moorebankintermodalprecinct.com.au/community/news/">https://moorebankintermodalprecinct.com.au/community/news/</a></p> <p>Complaints register current to July 2025</p> <p>OOHW Permit – MPW3 21/07/25 to 12/10/25</p>	<p>There is an OOHW Permit MPW3 from 21/07/25 to 12/10/25 relating to import of structural fill was approved as per sighted register. It was noted that OOHW import had not yet occurred.</p>	Not Triggered
C6	<p>Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a) 9am to 12pm, Monday to Friday;</li> <li>b) 2pm to 5pm Monday to Friday; and</li> <li>c) 9am to 12pm, Saturday.</li> </ul>	<p>Site inspection and interview with auditees 13/08/2025</p>	<p>The works required on MPW3 to date have not required these high noise activities. The restricted hours are included in the CNVMP works.</p>	Not Triggered
Implementation of Management Plans				
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<p>Site inspection and interview with auditees 13/08/2025</p> <p>VC Project Induction Rev.6</p> <p>VC Weekly site inspections: 7/8/25 covering the compound and substation, 18/7/25 and 6/5/25</p>	<p>An assessment of requirements from the consent and selected commitments from the CEMP and sub-plans indicates that the plans are being implemented on site.</p> <p>Implementation of mitigation measures are verified during the site inspections. Regular site inspection by the ER and contractors (VC and RCC) were conducted to confirm implementation of the CEMP and subplans. Refer to Appendix E for photos taken during site inspection noting the controls implemented onsite.</p>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>VC HSEQ inspection conducted 6/8/25</p> <p>RCC Environmental Inspection records (1346 Kmart ESR MPW DC) as follows:</p> <ul style="list-style-type: none"> <li>- Inspection date 28/5/25</li> <li>- Inspection date 13/6/25</li> <li>- Inspection date 15/07/25</li> <li>- Inspection date 19/08/25</li> </ul> <p><b>ER Inspection Reports</b></p> <p>ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b></p> <p>Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul>		
No Obstruction of Public Way				
C8	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection and interview with auditees 13/08/2025	During the site inspection, no obstructions were observed. There is no public access on the western side of Moorebank Ave along the entire length of the MPW3 site. Access to MPW3 site via Anzac and Moorebank Ave.	Compliant
Construction Noise Limits				
C9	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Sub-Plan.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 13/12/2023 Rev. 17 (the CNVMP)</p> <p>Letter DPHI to Aspect, 9/5/24 re: approval of updated CNVMP</p> <p>Complaints register current to 01/08/2025</p>	<p>Works carried out during the audit period included fill importation which are not considered noisy works. As set out in section 4.4 of the CNVMP there are no activities by which it will exceed the NMLs.</p> <p>The site is under care and maintenance by VC.</p> <p>No complaints received for MPW3 to date.</p>	Compliant
C10	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration</p>	<p>No OOHW were planned during the audit period on MPW3.</p> <p>As set out in section 4.4 of the CNVMP there are no activities by which it will exceed the NMLs. The site is under care and maintenance by VC.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)  Letter from DPHI to Aspect, 21/01/2025 approval of revised CNVMP  Complaints register current to 01/08/2025	No complaints received for MPW3 to date.	
C11	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to minimise noise impacts on surrounding noise sensitive receivers.	Site inspection and interview with auditees 13/08/2025  Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)  Letter from DPHI to Aspect, 21/01/2025 approval of revised CNVMP  Complaints register current to 01/08/2025  VC's Small Excavator Model No. ZX48U-5 from Hitachi Plant Pre-acceptance Checklist, 24/10/2024	The CNVMP includes detail on the need for non-tonal reversing alarms.  Presently, there is only one excavator on VC site. Equipment is fitted with noise beeper or quackers. Also, Pant pre-acceptance checklist dated 24/10/24 for 5T Excavator indicates the reverse/motion beeper working well.	Compliant
Vibration Criteria				
C12	Vibration caused by construction at any residence or structure outside the site must be limited to:  a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and  b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).	Site inspection and interview with auditees 13/08/2025	There are no residential buildings proximal to site. MPW3 is internal to the site.	Not Triggered
C13	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C12	Site inspection and interview with auditees 13/08/2025	MPW3 is internal to the site. There are no residential buildings proximal to site. Vibratory compactors were not used closer than 30 metres from residential buildings	Not Triggered
C14	The limits in conditions C12 and C13 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B17 of this consent.	Site inspection and interview with auditees 13/08/2025  Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)	Section 5.1.3 of the CNVMP includes details on the management of vibration in the event safe working distances cannot be achieved. There are no buildings proximal to the safe working distances for MPW3	Not Triggered
Air Quality				
C15	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection and interview with auditees 13/08/2025  Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration	Works carried out during the audit period included sand fill importation. Low dust generating activities for the past 6 months on MPW3. Water Cart was available and used on site for dust suppression.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)</p> <p>Complaints register current to 01/08/2025</p> <p>Dust Deposition Summary reports from SERS for:</p> <ul style="list-style-type: none"> <li>- Jan – Mar 2025: 31/01/2025 – 13/03/2025, report date 26/03/2025</li> <li>- Mar 2025: 13/03/2025 – 28/03/2025, report date 14/04/2025</li> <li>- Mar - Apr 2025: 28/03/2025 – 29/04/2025, report date 12/05/2025</li> <li>- Apr - Jun 2025: 29/04/2025 – 02/06/2025, report date 19/06/2025</li> </ul> <p>EnviroLab Certificates of Analysis for:</p> <ul style="list-style-type: none"> <li>- No. 375774, date sample received 17/03/2025, date results issue 25/03/2025</li> <li>- No. 377454, date sample received 04/04/2025, date results issue 11/04/2025</li> <li>- No. 379273, date sample received 30/04/2025, date results issue 07/05/2025</li> </ul> <p>No. 382762, date sample received 06/06/2025, date results issue 16/06/2025</p> <p><b>ER Inspection Reports</b></p> <p>ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b></p> <p>Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul> <p>RCC Stage 1 ERSCP from 18/07/25 and stage 2 January 2025, Rev 2 25/07/25</p> <p>Southern Warehouse ERSCP – Catchment Map Oct 2024, 16/06/2024 Rev. 9 from Georgiou</p>	<p>Non active work areas have been sprayed with polymer and water carts are used regularly.</p> <p>The site is under care and maintenance and has achieved the C-factor of 0.05. No stockpiles on site or no earthwork activities on MPW3.</p> <p>No complaints have been received for this audit period on dust.</p>	
C16	During construction, the Applicant must ensure that:	Site inspection and interview with auditees 13/08/2025	ER conducted regular site inspections and provided monthly reports, sighted records from Sep 2024 to Jan 2025.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)  Complaints register current to 01/08/2025  <b>ER Inspection Reports</b> ER MPW S2 & S3 Site Inspection Reports for: <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <b>ER Monthly Reports</b> Letters from Pitt & Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for: <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul> RCC Stage 1 ERSCP from 18/07/25 and stage 2 January 2025, Rev 2 25/07/25  Southern Warehouse ERSCP – Catchment Map Oct 2024, 16/06/2024 Rev. 9 from Georgiou	The site is under care and maintenance and has achieved the C-factor of 0.05. CESP inspection report completed 30/9/24 noted that the Eagles Break site achieved a 0.03 with hydro mulch as an immediate but temporary covering.  Placement of fill is completed, and C-Factor point met, only remaining stockpile are large bowlers.  a) No stockpiles on site or no earthwork activities on MPW3. b) and c) Non active work areas have been sprayed with polymer. Construction roads are kept clean, and no mud is tracked to the public roads.  d) Street sweeper is used on the internal road and Moorebank Ave was observed free of dust and mud. Water Carts are available and used on site for dust suppression. Moorebank Avenue is not a public road.  e) Area has been stabilised and access and egress to the MPW3 site is well stabilised.	
C17	The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:  a) 2 g/m2/month maximum increase in deposited dust level; and b) 4 g/m2/month maximum deposited dust level.	Site inspection and interview with auditees 13/08/2025  Dust Deposition Summary reports from SERS for: <ul style="list-style-type: none"> <li>- Jan – Mar 2025: 31/01/2025 – 13/03/2025, report date 26/03/2025</li> <li>- Mar 2025: 13/03/2025 – 28/03/2025, report date 14/04/2025</li> <li>- Mar - Apr 2025: 28/03/2025 – 29/04/2025, report date 12/05/2025</li> <li>- Apr - Jun 2025: 29/04/2025 – 02/06/2025, report date 19/06/2025</li> </ul>	Dust deposition results for April and June 2025 show results to be adequate.  Dust monitoring is occurring as per the CEMP. DDG gauges MPW3 and 2 DDG5 are approximate to import activities for MPW3 (note earthmoving activities are conducted under CDC). It was noted that DDGs insoluble solids exceeded the 4g/m2/month, however this was predominantly combustible organics, which are not associated with works being conducted under MPW3. The ash content which is representative of mineral based dust particles is below criteria for the DDGs. The source of organics is unknown.	Compliant
Prevention of Odours				
C18	The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).	Site inspection and interview with auditees 13/08/2025  Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024  Complaints register current to 01/08/2025	The CEMP includes details on the management of air quality (including odours). No odours were noted during the inspection or were observed on site.  No complaints regarding this requirement.	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Soil and Water				
C19	All erosion and sediment control measures must be effectively implemented and maintained at design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 &amp; Stage 3 Costin Roe, Rev. 18, 30/11/2021</p> <p>RCC Stage 1 ERSCP from 18/07/25 and stage 2 January 2025, Rev 2 25/07/25</p> <p>Southern Warehouse ERSCP – Catchment Map Oct 2024, 16/06/2024 Rev. 9 from Georgiou</p> <p>VC Weekly site inspections: 7/8/25, 18/7/25 and 6/5/25 + VC HSEQ inspection conducted 6/8/25</p> <p>RCC Environmental Inspection records (1346 Kmart ESR MPW DC) for 28/5/25, 13/6/25, 15/07/25 and 19/08/25</p> <p>CPESC Inspection and ER inspections will capture any heavy rain events (post rain)</p> <p><b>ER Inspection Reports</b></p> <p>ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>CPESC Site Inspection Reports</b></p> <p>CPESC Site Inspection Reports from ErSed Environmental P/L dated:</p> <ul style="list-style-type: none"> <li>- 05/03/25 (inspection date 04/03/25)</li> <li>- 01/04/25 (inspection date 01/04/25)</li> <li>- 03/06/25 (inspection date 27/05/25)</li> <li>- 05/07/25 (inspection date 24/06/25)</li> <li>- 22/07/25 (inspection date 22/07/25)</li> </ul>	<p>The CSWMP details the controls to be applied to manage soil and water across MPW. The ESCP was prepared which sections out catchments in accordance with C21 below.</p> <p>VC and RCC inspections include checks on soil and water controls. Sighted inspection for VC on 7/8/25, 18/7/25 and 6/5/25. RCC inspections on 28/5/25, 13/6/25, 15/07/25 and 19/08/25 with some improvements on the stormwater drainage, erosion and sediment controls this was addressed in the next inspection.</p> <p>ER conducted regular site inspections and provided monthly reports, sighted records from Mar to Jul 2025. Inspection reports from the CPESC were performed on the project. CPESC requirement is for MPW2, reports were provided to ascertain performance about ErSed management.</p> <p>OSD Basins are managed as part of MPW2.</p> <p>The site is under care and maintenance and has achieved the C-factor of 0.05. CESP inspection report completed 30/9/24 noted that the Eagles Break site achieved a 0.03 with hydro mulch as an immediate but temporary covering.</p> <p>No stockpiles on site or no earthwork activities on MPW3.</p>	Compliant
Land Disturbance, Earthworks and Importation of Fill				
C20	<p>The Applicant must:</p> <ol style="list-style-type: none"> <li>ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</li> <li>keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and</li> </ol>	<p>Interview with auditees and Site inspection 13/08/2025</p> <p>Imported Fill Tracking Register, CARAS, current to 31/12/24</p> <p>Routine Tunnelling Material Compliance Assessment ROZ-MAC03 – Stockpile – May</p>	<p>Material imported to under MPW3 has been VENM, ENM or tunnel spoil from Sydney Metro West (ETP) and M6 Stage 1. The imported VENM, ENM, and tunnel spoil underwent the necessary material characterisation assessments and compliance requirements. This process was documented through the issuance of a Material Classification Reports, RRE and Resource Recovery Order (RRO) under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.</p>	Compliant

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	c) make these records available to the Certifier, Department or EPA upon request.	2025 City West Link & Southern Tunnel Portal (WHT12) 27/05/25 by ADE Consulting	<p>It was indicated that no material has removed from site.</p> <p>During the audit period the following was presented:</p> <ul style="list-style-type: none"> <li>- Routine Tunnelling Material Compliance Assessment for stockpile at City West Link &amp; Southern Tunnel Portal (WHT12) dated 27/05/25 was prepared by ADE Consulting. The assessment noted that PID readings from field screening of soils indicated no elevated concentrations of VOCs which was supported by the laboratory analysis with BTEX compounds below the LOR for all primary and duplicate soil samples. Also, No QC results were outside of specified criteria indicating that the precision and accuracy of the data was within acceptable limits. The results are therefore considered to be representative of chemical concentrations in the environmental media sampled and usable for the purpose of this assessment.</li> </ul>	
C21	<p>Land disturbance and land filling activities across the site must be undertaken:</p> <p>a) in a phased manner, impacting a maximum contiguous area of sixty-five 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 sediments 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% of all the permanent stabilisation works on any other previously disturbed area have been implemented.</p> <p><i>Note 1: For the purposes of this condition, permanent stabilisation works include established grass cover.</i></p> <p><i>Note 2: For the avoidance of doubt, the site incorporates land across Moorebank Precinct West shown in Appendix 1, and subject of either MPW Stage 2 consent or this development.</i></p>	<p>Completion ESCP, Rev 9, Georgiou</p> <p>Site inspection and interview with auditees 13/08/2025</p> <p><b>CPESC Site Inspection Reports</b></p> <p>CPESC Site Inspection Reports from ErSed Environmental P/L dated:</p> <ul style="list-style-type: none"> <li>- 05/03/25 (inspection date 04/03/25)</li> <li>- 01/04/25 (inspection date 01/04/25)</li> <li>- 03/06/25 (inspection date 27/05/25)</li> <li>- 05/07/25 (inspection date 24/06/25)</li> <li>- 22/07/25 (inspection date 22/07/25)</li> </ul>	<p>Completion ESCP has been prepared which sections out catchments in accordance with C21 and includes C factors.</p> <p>No new areas have been disturbed beyond that disturbed by MPW2. MPW3 has been stabilized 100% of the roadway / footpath and perimeter landscaping was constructed.</p> <p>Primary ESCP Rev.9 from Georgiou shows the catchment areas and for MPW3 they are not contiguous and less than 20ht.</p> <p>Inspections and reports by a CPESC were performed on the project. Sighted records from March to July 2025.</p> <p>a) No contiguous areas exceeding 65 hectares</p> <p>b) The site is under care and maintenance and has achieved the C-factor of 0.05. CESP inspection report completed 30/9/24 noted that the Eagles Break site achieved a 0.03 with hydro mulch as an immediate but temporary covering.</p> <p>c) Polymer was place.</p>	Not Triggered
C22	Stockpiling of imported fill is not permitted for longer than 6 months before placement.	<p>Site inspection and interview with auditees 13/08/2025</p> <p><b>ER Inspection Reports</b></p> <p>ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b></p> <p>Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> </ul>	<p>Material imported has been consumed after delivery (Placement). No material issues observed by the ER.</p> <p>Imported Fill Tracking Register from CARAS current to March 2025 was sighted during the audit. The Register was maintained by CARAS adding data from every month.</p> <p>No stockpiles on site to maintained under MPW3.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul> <p>Imported Fill Tracking Register, CARAS, current to 12/03/2025</p>		
C23	<p>Stockpiles must:</p> <ul style="list-style-type: none"> <li>a) not exceed 10 m in height;</li> <li>b) be benched over 4 m in height;</li> <li>c) have maximum of 1V:3H slopes; and</li> <li>d) be stabilised if not worked on for more than 10 days.</li> </ul>	<p>Site inspection and interview with auditees 13/08/2025</p> <p><b>ER Inspection Reports</b> ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b> Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul>	<p>No material issues observed by the ER.</p> <p>Imported Fill Tracking Register from CARAS current to March 2025 was sighted during the audit. The Register was maintained by CARAS adding data from every month.</p> <p>No stockpiles on site to maintained under MPW3.</p> <p>No issues observed by the ER or during the site inspection conducted on the 21/2/2025.</p>	Compliant
C24	Placed fill must be stabilised if construction does not commence within 10 days.	<p>Site inspection and interview with auditees 13/08/2025</p> <p><b>ER Inspection Reports</b> ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b> Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul>	<p>Material imported has been consumed after delivery (Placement). No material issues observed by the ER.</p> <p>No Stockpiles maintained on site (during the site inspection). The southern site has been polymer sprayed.</p>	Compliant
C25	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>PIWW-RCG-AR-DWG-0101 – Issue Q</p>	<p>Batter along 1,2,3 under MPW3 and has been polymerized, is on the eastern side of the road, and therefore is not affecting any biodiversity areas.</p> <p>The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).</p>	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Disposal of Seepage and Stormwater				
C26	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 &amp; Stage 3 Costin Roe, Rev. 18, 30/11/2021.</p> <p>EPL No. 21054 (Discharge point 10 and discharge point 4)</p>	<p>The provisions for the collection and discharge of stormwater drainage during construction were included in the CSWMP and submitted to the Certifier on 06/09/2021. The CSWMP was also approved by the Department on 12/11/2021.</p> <p>The audit noted that all drainage is blocked off and there is no discharge to any Council asset. VC discharges to the swale</p> <p><b>Note:</b> The auditee indicated that stormwater associated with Stage 3 will not be connected to Council stormwater drainage. Stormwater will flow to Georges River and Anzac Creek. Therefore, the second part of this condition will never be triggered. The auditee indicated that an EPL NO. 21054 is in place to discharged water at discharge point 10 and discharge point 4. Uncontrolled discharge only happened after exceedance of rain event.</p>	Not Triggered
Emergency Management				
C27	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. J, 17/10/22 (the ERP, incorporating the FERSP) 18/11/24 Rev. K.</p> <p>Letter DPE to Qube, 07/09/2021 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Emergency drill 20/01/15 for emergency spill #267 in Assignar</p>	<p>The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols. Emergency Response Process and Muster Point diagram included in the induction presentation.</p> <p>The CERP was updated on the 18/11/24 Rev. K. Drill requirements are relevant to all types of events (including floods), and the protocols are followed for MPW3.</p> <p>Sighted Worker falling down an open excavation/trench 1.8 deep evacuation drill, completed on the 1/8/2024, attendance of St John Ambulance. Drills are required to be undertaken annually.</p> <p>Vaughan Civil did an emergency drill on the 20/1/25 covering the compound. Currently only care and maintenance of the southern site.</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C28	In the event that surface disturbance identifies an Aboriginal Object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	<p>Site inspection and interview with auditees 13/08/2025</p>	No unexpected finds on MPW3 to date.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected Relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW must be contacted. Depending on the possible significance of the Relic, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	<p>Site inspection and interview with auditees 13/08/2025</p>	No unexpected finds on MPW3 to date.	Not Triggered
Waste Storage and Processing				



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties	<p>Site inspection and interview with auditees 13/08/2025</p> <p><b>ER Inspection Reports</b> ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b> Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul> <p>Vaughan Civil registers:</p> <ul style="list-style-type: none"> <li>- Demast Register (Vac Waste) current to 22/7/25</li> <li>- Concrete Recyclers Register current to 11/7/25</li> <li>- Austip Register current to 16/7/25</li> </ul> <p>AusTip Recycling Waste &amp; Tonnage Report for Vaughan Civil for:</p> <ul style="list-style-type: none"> <li>- March 2025, Diversion (t): 1.29, Landfill(t): 0.17</li> <li>- April 2025, Diversion (t): 6.06, Landfill(t): 0.32</li> <li>- May 2025, Diversion (t): 2.33, Landfill(t): 0.27</li> <li>- June 2025, Diversion (t): 5.32, Landfill(t): 0.62</li> <li>- July 2025, Diversion (t): 1.88, Landfill(t): 0.22</li> </ul>	<p>All waste generated during construction was always secured and maintained within designated waste storage areas. MPW3 is contained within the broader precinct and is a net consumer of fill. Risk of offsite dispersion of waste is negligible.</p> <p>The site is under care and maintenance by Vaughan Civil. Waste reports from AusTip Recycling were sighted from March to July 2025. Waste registers were sighted as follows:</p> <ul style="list-style-type: none"> <li>- Demast Register (Vac Waste) current to 22/7/25</li> <li>- Concrete Recyclers Register current to 11/7/25</li> <li>- AusTip Register, current to 16/7/25</li> </ul> <p>RCC indicated that for MPW 3, no waste was generated and disposed off offsite.</p>	Compliant
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Vaughan Civil registers:</p> <ul style="list-style-type: none"> <li>- Demast Register (Vac Waste) current to 22/7/25</li> <li>- Concrete Recyclers Register current to 11/7/25</li> <li>- Austip Register current to 16/7/25</li> </ul> <p>AusTip Recycling Waste &amp; Tonnage Report for Vaughan Civil from March – July 2025</p>	<p>MPW3 has generated minimal waste as the construction does not involve bulk excavation. Waste generated is pre-classified as General Solid Waste (GSW) under the Waste Classification Guidelines.</p> <p>The site is under care and maintenance by Vaughan Civil. Waste reports from AusTip Recycling were sighted from March to July 2025. Waste registers were sighted as follows:</p> <ul style="list-style-type: none"> <li>- Demast Register (Vac Waste) current to 22/7/25</li> <li>- Concrete Recyclers Register current to 11/7/25</li> <li>- AusTip Register, current to 16/7/25</li> </ul> <p>RCC indicated that for MPW 3, no waste was generated and disposed off offsite.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Site inspection and interview with auditees 13/08/2025</p> <p><b>ER Inspection Reports</b> ER MPW S2 &amp; S3 Site Inspection Reports for:</p> <ul style="list-style-type: none"> <li>- 25/03/2025; 17/04/2025</li> <li>- 24/04/2025; 15/05/2025</li> <li>- 15/05/2025; 12/06/2025</li> <li>- 12/06/2025; 17/07/2025</li> <li>- 17/07/2025; 14/08/2024</li> </ul> <p><b>ER Monthly Reports</b> Letters from Pitt &amp; Sherry to DPHI re: Moorebank Precinct West Stage 3 SSD 10431 – ER Reports for:</p> <ul style="list-style-type: none"> <li>- 1-31 March 2025, 14/04/2025</li> <li>- 1-30 April 2025, 07/05/2025</li> <li>- 1-31 May 2025, 05/06/2025</li> <li>- 1-30 June 2025, 20/06/2025</li> </ul>	No concrete works occurred during the audit period.	Not Triggered
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Monthly Waste Reports prepared by Aussie Skip Bin Services for Sep, Oct and Nov 2024</p> <p>Vaughan Civil registers:</p> <ul style="list-style-type: none"> <li>- Demast Register (Vac Waste) current to 22/7/25</li> <li>- Concrete Recyclers Register current to 11/7/25</li> <li>- AusTip Register current to 16/7/25</li> </ul> <p>AusTip Recycling Waste &amp; Tonnage Report for Vaughan Civil for:</p> <ul style="list-style-type: none"> <li>- March 2025, Diversion (t): 1.29, Landfill(t): 0.17</li> <li>- April 2025, Diversion (t): 6.06, Landfill(t): 0.32</li> <li>- May 2025, Diversion (t): 2.33, Landfill(t): 0.27</li> <li>- June 2025, Diversion (t): 5.32, Landfill(t): 0.62</li> <li>- July 2025, Diversion (t): 1.88, Landfill(t): 0.22</li> </ul>	<p>Construction waste is segregated into maximise recycling. Quantities, types, and dates are recorded by the waste contractor and internally. All material is pre-classified under the Waste Classification Guidelines. MPW3 is not an exporter of excavated material.</p> <p>The percentage of waste sent to landfill or recycled is included in monthly waste breakdown reports from AusTip Recycling Waste. Disposal / recycling facilities are identified in the reports. Sighted waste reports from March to July 2025.</p>	Compliant
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Site inspection and interview with auditees 13/08/2025	No asbestos removal occurred during the audit period.	Not Triggered
Outdoor Lighting				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Email J Wyndham Prince to McKenzie Group, 06/09/2021</p> <p>Construction Certificate No. 190359/06, McKenzie Group 28/10/2021</p> <p>MIP Complaints Register current to 1/08/2025</p>	<p>Street lighting has been installed on MPW3, and some sections are in use (adjacent to OSD 6) but not all the way down. Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate.</p> <p>No complaints have been received regarding this requirement.</p> <p>No Construction Certificates issued during this audit period.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Site Audit Statement				
C36	The Applicant must ensure that the Site Audit Report and Section A Site Audit Statement prepared under condition B169 of MPW Stage 2 (SSD 7709) are implemented for the duration of construction and operation of the development.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p>	<p>The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 has not involved excavation below the separation layer of MPW2.</p> <p>During the audit period, no SAS/SAR related to MPW3.</p>	Compliant
C37	Upon completion of importation and placement of fill on any part of the site (inclusive of all fill imported and/or placed under the conditions of this consent, as well as under SSD 7709), and prior to construction of permanent built surface works on that part of the site under any planning approval, the Applicant must submit to the Planning Secretary a Site Audit Report/s and Section A Site Audit Statement/s submitted in accordance with condition B171 of MPW Stage 2 (SSD 7709).	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p> <p>Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/24</p> <p>Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/24</p> <p>Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025</p> <p>Post Approval SSD-10431-PA-393</p> <p>Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025</p> <p>Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/25</p> <p>Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025</p> <p>Post Approval SSD-10431-PA-399</p>	<p>Verification that the site has been made suitable for its intended land use will be signed off by the Contaminated Site Auditor through the issue of a SAR and SAS for the site.</p> <p>Records for SAS and SAR were sighted as follows:</p> <ul style="list-style-type: none"> <li>- Eagles Beak: Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/2024; Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/2024; Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025</li> <li>- S3, S4, S6, S7, S8 and S9: Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025; Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/2025; and Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025.</li> </ul> <p>During the audit period, no SAS/SAR related to MPW3.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C38	The requirements of condition C37 may be satisfied by the submission of a Site Audit Report/s and Section A Site Audit Statement/s in accordance with condition B171 of MPW Stage 2 (SSD 7709).	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p> <p>Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/24</p> <p>Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/24</p> <p>Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025</p> <p>Post Approval SSD-10431-PA-393</p> <p>Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025</p> <p>Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/25</p> <p>Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025</p> <p>Post Approval SSD-10431-PA-399</p>	<p>During the audit the following records were sighted:</p> <ul style="list-style-type: none"> <li>- Eagles Beak: Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/2024; Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/2024; Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025</li> <li>- S3, S4, S6, S7, S8 and S9: Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025; Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/2025; and Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025.</li> </ul> <p>During the audit period, no SAS/SAR related to MPW3.</p>	Compliant
Long Term Environmental Management Plan				
C39	The Applicant must ensure that the Long-Term Environmental Management Plan/s (LTEMP) prepared under condition B172 of MPW Stage 2 (SSD 7709) is/are implemented for the duration of construction and operation of the development.	<p>Site inspection and interview with auditees 13/08/2025</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p> <p>Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/24</p> <p>Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/24</p> <p>Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025</p> <p>Post Approval SSD-10431-PA-393</p> <p>Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025</p> <p>Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/25</p>	<p>The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material.</p> <p>Validation report is issued to the auditor confirming the implementation of LTEMP and the Site Auditor has issued the SAS based on the validation report.</p> <p>Verification of implementation of the LTEMP is being monitored through the issue of the SAS and SAR. During the audit the following records were sighted:</p> <ul style="list-style-type: none"> <li>- Eagles Beak: Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/2024; Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/2024; Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025</li> <li>- S3, S4, S6, S7, S8 and S9: Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025; Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/2025; and Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025.</li> </ul>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025  Post Approval SSD-10431-PA-399	No changes on the LTEMP. During the audit period, no SAS/SAR related to MPW3.	
C40	Any future update to the final approved LTEMP under MPW Stage 2 (SSD 7709) must be prepared in consultation with an NSW EPA accredited Site Auditor. Evidence that the Site Auditor agreed to the updates made to the LTEMP/s prepared under conditions B172 of MPW Stage 2 (SSD 7709) must be submitted to the Planning Secretary.	Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/2020	The LTEMP remains unchanged.	Not Triggered
Independent Environmental Audit				
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter DPHI to Aspect, 24/01/2023  DPHI approval dated 31/01/2024 Independent Audit Team	WolfPeak were approved as the Independent Auditors before the commencement of the seventh Independent Audit.  Sighted DPHI approval dated 31/01/2024 Independent Audit Team.	Compliant
C42	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit No. 7 Audit Report, WolfPeak, 19/03/2025  Independent Audit Post Approval Requirements, May 2020	All Independent Audits have been conducted in accordance with the IAPAR.  The auditor is not aware of the DPHI providing any feedback on the IA7 audit report, dated 19/3/25. No issues were raised during consultation with the Department as part of this audit.  This Independent Audit has been conducted in accordance with ISO 19011 and within 26 weeks from the date of the previous audit, as required by the IAPAR.	Compliant
C43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 13/08/2025	The Project team are not aware of any alternate timeframes being specified by the DPHI. No alternate timeframes were raised by the Department during consultation on this second audit.	Not triggered
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:  a) review and respond to each Independent Audit Report prepared under condition C42 of this consent, or condition C43 where notice is given;  b) submit the response to the Planning Secretary; and  c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Independent Audit No.6 Audit Report, WolfPeak, 24/10//2024  DPHI letter to Aspect Re: IEA Report 6 RAR, dated 1/11/2024, Ref. SSD-10431-PA-79.  IA6 report and Response to Report IA6 RAR was submitted to DPHI on the 1/11/24  Independent Audit No.7 Audit Report, WolfPeak, 19/03/2025  IA7 report and Response to Report IA7 RAR was submitted to DPHI on the 20/03/2025  <a href="https://moorebankintermodalprecinct.com.au/community/document-library/?precinct=moorebank-precinct-west&amp;instrument_number=stage-3-subdivision-ssd-10431&amp;type=independent-reviews-and-audits">https://moorebankintermodalprecinct.com.au/community/document-library/?precinct=moorebank-precinct-west&amp;instrument_number=stage-3-subdivision-ssd-10431&amp;type=independent-reviews-and-audits</a>	The sixth Independent Audit site inspection was conducted on 19/09/24 (final report dated 24/10/24). The final report and the auditee's response were submitted to DPHI on 1/11/24.  The audit report and response to audit findings for IA6 were published on the project website.  The seventh Independent Audit site inspection was conducted on 21/02/2025 (final report dated 19/03/2025). The final report and the auditee's response were submitted to DPHI on 20/03/2025.  The audit report and response to audit findings for IA7 were published on the project website.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C45	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Independent Audit No.6 Audit Report, WolfPeak, 24/10//2024  DPHI letter to Aspect Re: IEA Report 6 RAR, dated 1/11/2024, Ref. SSD-10431-PA-79.  Independent Audit No.7 Audit Report, WolfPeak, 19/03/2025  IA7 report and Response to Report IA7 RAR was submitted to DPHI on the 20/03/2025	The sixth Independent Audit site inspection was conducted on 19/09/24 (final report dated 24/10/24). The final report and the auditee's response were submitted to DPHI on 1/11/24.  Acknowledgement of receipt of the report by DPHI issued 1/11/2024.  The seventh Independent Audit site inspection was conducted on 21/02/2025 (final report dated 19/03/2025). The final report and the auditee's response were submitted to DPHI on 20/03/2025.  The audit report and response to audit findings for IA6 were published on the project website.	Compliant
C46	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	The Project is in construction.	This condition is not under this audit period.	Not Triggered
<b>PART D - PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE</b>				
Staging of Subdivision				
D1	This consent allows staging of subdivision provided that, prior to the issue of the first Subdivision Certificate, the Applicant provides a Subdivision Staging Plan to the Planning Secretary for approval. The Subdivision Staging Plan must clearly identify each stage of the subdivision and the relevant estate works that relate to each stage (including but not limited to site services, internal roads and stormwater drainage).	Interview with auditees 13/08/2025	No Staging Plan required.	Not Triggered
D2	If the Planning Secretary approves a Subdivision Staging Plan under condition D1, the Applicant must:  a) carry out the subdivision in accordance with the approved Subdivision Staging Plan; and  b) prior to the issue of a Subdivision Certificate for any stage of the subdivision, all subdivision works, and relevant estate works identified in the approved Subdivision Staging Plan for that stage must be completed.  Any update of the approved Subdivision Staging Plan required under condition D1 must be provided to the Planning Secretary for approval, prior to issue of a Subdivision Certificate for the relevant stage. If an updated Subdivision Staging Plan is approved, the Applicant must comply with the requirements of (a) and (b) in relation to that approved updated plan.	Interview with auditees 13/08/2025	No Staging Plan required.	Not Triggered
Works as Executed Plans				
D3	Prior to the issue of a Subdivision Certificate, detailed works as executed drawings must be prepared and endorsed by a Registered Surveyor, which show that the relevant estate works (including but not limited to site services, internal roads and stormwater drainage) have been completed. The works as executed drawings must be submitted to the Certifier prior to the issue of a Subdivision Certificate.	Interview with auditees 13/08/2025  Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West).  Sampled WAE Plans, e.g. - East-West Culvert Plan Stage 1, Stage 2, East-West Channel Diversion Profiles, East-West	Presented Subdivision Certificate dated 21/02/2024 from Barker Ryan Stewart.  Sighted samples of Works as Executed plans stamped by a registered surveyor and compliance certificate by BRS noting roads, stormwater drainage, basins, retaining walls, acoustic walls and associated civil works have been constructed in accordance with the requirements.  No Subdivision Certificate was issued to the Project during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Culvert Cut &amp; Cover Profiles, by Costin Roe Consulting, 4 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 11/6/2023</p> <ul style="list-style-type: none"> <li>- Roadworks package, by Costin Roe Consulting, 19 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 11/6/2023</li> <li>- Stormwater package, by Costin Roe Consulting, 9 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 11/6/2023</li> <li>- Final Combined SP3 OSD basins RLMU by Costin Roe Consulting, 27 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 09/08/2023</li> </ul> <p>Compliance Certificate Ref. 200623CC01 by BRS for roads, stormwater drainage, basins, retaining walls, acoustic walls and associated civil works dated 31/01/2024.</p>		
D4	Prior to the issue of a Subdivision Certificate, a Statement of Compliance shall be provided to the Certifier demonstrating that the proposed subdivision is consistent with relevant conditions of any relevant planning approval/development consent (to the extent that they are relevant and required for that stage), including but not limited to MPW Concept Proposal & Stage 1 (SSD 5066), MPW Stage 2 (SSD 7709) and the conditions of this consent.	<p>Interview with auditees 13/08/2025</p> <p>Statement of Compliance Moorebank Intermodal Precinct, prepared by Logos, Ref J1947240213.3, Rev. 3, dated 13/02/2024</p> <p>Deposited Plan Administration Sheet of Lot 62 and 63 in DP 1284973, signed by surveyor 1/2/24 and IND. Planning COMM of NSW on the 21/02/2024 (Subdivision Certificate Number: 200623SU03)</p> <p>Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West)</p>	<p>Statement of compliance was available.</p> <p>During the document review evidence was presented with the Statement of Compliance for the Moorebank Intermodal Precinct, prepared by Logos, Rev. 3, dated 13/2/2024. Relevant documents were submitted to the Certifier (BRS) e.g. Deposited Plan Administration Sheet (signed 21/2/24) who then issued of the Subdivision Certificate.</p> <p>No Subdivision Certificate was issued to the Project during the audit period.</p>	Compliant
Easements				
D5	The Applicant must create and display on the Subdivision Plan those particular easements as required, inclusive of the requirements of conditions D6-D7 of this consent. The easements must include those easements described for the whole of the MPW site included in Appendix A of the Moorebank Precinct West - Stage 3 - Response to Submissions Report (SSD 10431) (Aspect Environmental, July 2020).	<p>Interview with auditees 13/08/2025</p> <p>Deposited Plan DP1276464 (plan of subdivision of Lot 62 and 63), stamped by BRS, 21/02/2024</p> <p>Staged Plan of Proposed Subdivision of Lot 1 DP1197707 and Lot 100 DP1049508, stamped by DPHI 11/05/2021</p>	<p>Display sighted in the Deposited Plan (DP1276464) including easements for drainage, access, traffic, etc, dated 21/02/2024.</p> <p>The auditees noted that the subdivision under MPW 3 has been completed.</p> <p>Note: I was noted that the stamped Staged Plan of proposed subdivision of Lot 1 DP1197707 and Lot 100 DP 1049508 posted in the Major Projects - Planning Portal website is dated 11/05/2021.</p>	Compliant
D6	The drainage easements must be consistent with the final drainage details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.	Interview with auditees 13/08/2025	Drainage easements details were included on the subdivision plans (Deposited Plan) provided to the Certifier as part of the application for the Subdivision Certificate (Land Partners, 2023 Ref: SY073909.029.2.17). The issue of the Subdivision demonstrates that all conditions have been met.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Deposited Plan DP1276464 (plan of subdivision of Lot 62 and 63), stamped by BRS, 21/02/2024</p> <p>Staged Plan of Proposed Subdivision of Lot 1 DP1197707 and Lot 100 DP1049508, stamped by DPHI 11/05/2021</p>	<p>Display sighted in the Deposited Plan (DP1276464) including easements for drainage, dated 21/02/2024.</p> <p>The auditees noted that the current deposited plan for the site is DP1299137, however, this subdivision was conducted under the TISEPP.</p> <p>Note: I was noted that the stamped Staged Plan of proposed subdivision of Lot DP1197707 and Lot 100 DP 1049508 posted in the Major Projects - Planning Portal website is dated 11/05/2021.</p>	
D7	The access easements must be consistent with the final access details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.	<p>Interview with auditees 13/08/2025</p> <p>Deposited Plan DP1276464 (plan of subdivision of Lot 62 and 63), stamped by BRS, 21/02/2024</p> <p>Staged Plan of Proposed Subdivision of Lot 1 DP1197707 and Lot 100 DP1049508, stamped by DPHI 11/05/2021</p>	<p>Access easements details were included on the subdivision plans (Deposited Plan) provided to the Certifier as part of the application for the Subdivision Certificate (Land Partners, 2023 Ref: SY073909.029.2.17). The issue of the Subdivision demonstrates that all conditions have been met.</p> <p>Display sighted in the Deposited Plan (DP1276464) including easements for access, dated 21/2/24.</p> <p>The auditees noted that the current deposited plan for the site is DP1299137, however, this subdivision was conducted under the TISEPP</p> <p>Stamped Staged Plan of proposed subdivision of Lot DP1197707 and Lot 100 DP 1049508 posted in the Major Projects - Planning Portal website is dated 11/05/2021.</p>	Compliant
D8	As part of the Subdivision certification process and prior to lodgment of the Subdivision Plan at the NSW Land Registry Services (LRS), the Applicant must prepare a section 88B instrument as a component of the Subdivision Plan for the creation of all relevant easements, restrictions and covenants. The Subdivision Plan shall provide to the Certifier and the Planning Secretary evidence that all easements required by this approval, have been lodged for registration or registered at the NSW Land Registry Services.	<p>Interview with auditees 13/08/2025</p> <p>Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West)</p> <p>Section 88B instrument, Plan DP1302717 – Plan of easements within Lots 62 and 63 in DP1284973, 29/04/2024.</p>	<p>Sighted Section 88B instrument, Plan DP1302717 – Plan of easements within Lots 62 and 63 in DP1284973 signed and registered on 29/04/2024.</p> <p>The auditees noted that the current deposited plan for the site is DP1299137, however, this subdivision was conducted under the TISEPP.</p>	Compliant
Telecommunications				
D9	<p>Prior to the issue of a Subdivision Certificate for the development, the Applicant is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <ul style="list-style-type: none"> <li>a) the installation of fibre-ready facilities to applicable lots and/or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and</li> <li>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.</li> </ul>	<p>Interview with auditees 13/08/2025</p> <p>NBN Letter to Qube Services, 28/9/2022 – Certificate of Practical Completion of Developer's Activities, Agreement STG-000075424</p> <p>NBN Letter to Qube Services, 29/7/2021 – Post Execution of DEV-00132085 Moorebank Terminal</p> <p>Deed of Novation (New Developments) between NBN and The Trust Company (Substitute party), Qube as retiring party, signed and dated 23/1/23.</p>	<p>Letters by NBN to Qube Services note the practical completion for the stage comprising Moorebank Avenue, Moorebank and note that the parties have entered an agreement for the installation of fibre infrastructure at the development.</p> <p>The deed of Novation shows the contract being novated to The Trust Company.</p> <p>Evidence was presented to verify that the arrangements required under this condition were submitted to the satisfaction of the Certifier.</p>	Compliant
D10	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	<p>Interview with auditees 13/08/2025</p> <p>Email correspondence from NBN Developer Liaison to P. Isaac, Notice of Completion, Stage Name: Moorebank Precinct West</p>	The correspondence presented from NBN notes that the premises within the Stage are ready for service.	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Subdivision, Development: Moorebank Terminal.		
Sydney Water Compliance Certificate				
D11	Prior to the issue of any Subdivision Certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing to the site under section 73 of the Sydney Water Act 1994.	Interview with auditees 13/08/2025  Sydney Water Subdivider/Developer Compliance Certificate – Section 73, Lot 1 1197701 – Lot 100 1049508 signed and dated 20/06/2023.	The Sydney Water Compliance Certificate under Section 73 shows compliance with the requirements, with notes about availability of facilities within different lots of the subdivision.	Compliant
Operational Management				
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: <ul style="list-style-type: none"> <li>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</li> <li>b) prescribes the management and maintenance measures applicable to the estate works described at (a) above.</li> </ul>	Interview with auditees 13/08/2025  Letter from DPHI to Aspect (Logos), dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval SSD-10431-PA-41  Precinct Operational Environmental Management Plan MPW3, 2/3/2023, Rev.5	Sighted letter from DPHI to Logo, dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval  Noted that MPW3 POEMP was published on the project website as Appendix I of the MPW2 OEMP.  The auditees noted that the Operational Environmental Management Plan (OEMP) was not updated during the audit period.	Compliant
D13	The Applicant must: <ul style="list-style-type: none"> <li>a) not commence subdivision of the development until the OEMP is approved by the Planning Secretary; and</li> <li>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.</li> </ul> <p><i>Note: Nothing in this condition precludes the Applicant from construction of permanent built surface works.</i></p>	Interview with auditees 13/08/2025  Letter from DPHI to Aspect (Logos), dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval SSD-10431-PA-41  Precinct Operational Environmental Management Plan MPW3, 2/3/2023, Rev.5	Sighted letter from DPHI to Logos, dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval.  Plan has been implemented and operations undertaken in accordance with the POEMP. No operation activity, expect the road, under MPW3.	Compliant
D14	The requirement to comply with the OEMP is to be registered on title.	Interview with auditees 13/08/2025  Section 88B instrument, Plan DP1302717 – Plan of easements within Lots 62 and 63 in DP1284973, registered 29/04/2024  Screenshot of the Title – Clause 5 Terms of Positive Covenant Numbered 1.  Plan DP1302717, Registered 29/04/2024.	The POEMP is also defined within the 88B Instrument.  Item (1) of Clause 5 of the title notes that the Owner of the Lot Burdened must comply with the Precinct OEMP, per screenshot of the title presented.  The Applicant noted that there was a Stage 2 (DP1299137) – the latest plan, and was subdivided under the SEPP.	Compliant
Evacuation and Emergency Planning				
D15	Prior to issue of a Subdivision Certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared by a suitably qualified and experienced person(s)	Interview with auditees 13/08/2025	The Operational Emergency Response Plan (OERP) has in Section 4.11 a Bushfire Emergency procedure. The Plan is for MPW2 and was approved by the	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>and be consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i></p>	<p>Construction Emergency Response Plan (CERP) MPW3, dated 18/11/2024, Rev. K prepared by Arcadis</p> <p>Operational Emergency Response Plan, Rev.8, 8/11/2024 (MPW2)</p> <p>Letter from DPHI to Aspect (C/o Logos), 10/12/2024, re. Revised Operational Emergency Response Plan (OERP) approval</p>	<p>DPHI on the 10/12/2024. The Applicant noted that there are no operations in MPW3, only construction.</p> <p>Construction Emergency Response Plan (CERP) dated 18/11/2024 Rev. K prepared by Arcadis (suitable qualified to do this plan), has in Section 4.11 a Bushfire Emergency procedure. MPW3 is not operational yet, therefore the OERP has not been provided to the Local Emergency Committee.</p> <p>The auditees noted that the OERP is out of scope for the audit and the CERP was updated during the previous audit period – Rev K dated 18/11/2024.</p>	
<b>PART E - DURING OPERATION</b>				
Community Communication Strategy				
E1	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	-	-	Not Triggered
Discharge Limits				
E2	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	-	Not Triggered
Dangerous Good				
E3	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	-	-	Not Triggered



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

NSW Planning ref: SSD-10431-PA-62

██████████  
Director

ASPECT ENVIRONMENTAL PTY LIMITED

SUITE 117, 25 SOLENT CIRCUIT

BAULKHAM HILLS 2153

31/01/2024

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Sent via the Major Projects Portal only

Subject: Moorebank Precinct West Stage 3 - IEA Auditor Approval

Dear ██████████

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

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

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

- ██████████ (Lead Auditor)
- ██████████ (Alternate Lead Auditor)

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

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

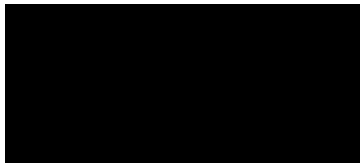
Please note that this is an agreement for the audit team listed above for the project's construction stage only. If there are any changes to the approved audit organisation, and/or audit team member/s, a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the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

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

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

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

Yours sincerely

A large black rectangular box redacting the signature of the Team Leader Compliance - Metro Compliance.A small black rectangular box redacting the name of the Team Leader Compliance - Metro Compliance.

Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary





## APPENDIX C – CONSULTATION RECORDS

**From:** [REDACTED]  
**Sent:** Wednesday, 23 July 2025 11:03 AM  
**To:**  
**Subject:**

RE: Moorebank Intermodal Precinct West - Stage 3 (MPW3) IA8

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Dear [REDACTED]

Thank you for your consultation. I do not have any key issues I would like included in the scope of this IEA.

Please consult with the NSW EPA and Council.

Regards,

[REDACTED]  
**Senior Compliance Officer**

Planning & Assessment | Department of Planning, Housing and Infrastructure

T [REDACTED] | M [REDACTED] 1 | E [REDACTED]  
Locked Bag 5022 | PARRAMATTA NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

**Working days** Monday to Friday 9:00am - 5:00pm



*The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past and present through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

*If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).*

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**From:** [REDACTED]  
**Sent:** Thursday, 17 July 2025 2:52 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Moorebank Intermodal Precinct West - Stage 3 (MPW3) IA8

Dear Sir/Madam,

I am one of the Department of Planning, Housing and Infrastructure (the Department) approved independent auditors on Moorebank Intermodal Precinct West – Stage 3, SSD10431 (the Project). I am currently preparing to undertake the eight Independent Audit (IA8) of the Project. The audit is required to be conducted in accordance with SSD10431 conditions C42, and the Department's

2020 Independent Audits Post Approval Requirements (or IAPAR).

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

The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

The audit is planned to take place on **13 August 2025**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request the Department confirm:

- If it has any key issues, it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR, or
- If it recommends that other parties or agencies are to be consulted. If so, I request that the Department identify those parties.

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards,

[Redacted Signature]

A/Practice Lead – Risk, Audit & Compliance



E: [Redacted Email Address]

M: 0430 314 557




P: 1800 979 716

A: Gadigal Country – 180 George Street, Sydney NSW 2000











## APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Southern site area sprayed with polymer and maintained by Vaughan Civil	
2	Erosion and sediment controls in place near the swale	
3	Swale has been maintained and emptied following rain events.	



No.	Comment	Photograph
4	Fence along the southern boundary of S8 pad adjacent to ISRA. Demarcation marked with flags	
5	Erosion and sediment controls in place near the basin at the eastern side of the road	
6	Swale maintained with appropriate geofab adjacent to Vaughan Civil compound leading to discharge point 10	

No.	Comment	Photograph
7	Swale maintained with appropriate geofab adjacent to Vaughan Civil compound leading to discharge point 10	
8	Erosion and sediment controls in place at the eastern side of the road under MPW3	
9	Erosion and sediment controls leading to OSD No. 8	



No.	Comment	Photograph
10	Swale maintained with appropriate geofab adjacent to riparian zone	
11	Internal road free of dust and mud, with water cart prepared for use	 



## APPENDIX E – AUDITOR DECLARATION


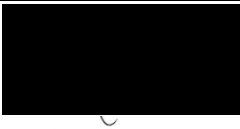
<b>Project Name:</b>	Moorebank Precinct West Stage 3
<b>Consent Number:</b>	SSD 10431
<b>Description of Project:</b>	Moorebank Precinct West - Stage 3 comprising: <ul style="list-style-type: none"> <li>• progressive subdivision of MPW site into nine allotments</li> <li>• importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion</li> <li>• establishment and use of a temporary construction work compound area in the southern portion of the MPW site</li> <li>• ancillary works to facilitate establishment, access and servicing of the compound and subdivision.</li> </ul>
<b>Project Address:</b>	Moorebank Avenue, Moorebank – Lot 1 DP 1197707, Lot 100 DP 1049508
<b>Proponent:</b>	Sydney Intermodal Terminal Alliance (SIMTA), as LOGOS
<b>Title of Audit</b>	Independent Audit MPWS3 – IA8
<b>Date:</b>	12 September 2025

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

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

**Notes:**

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- 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 Proposed Auditor:</b>	
<b>Signature:</b>	
<b>Qualification:</b>	Bachelor of Industrial Engineering Master Engineering Management Exemplar Global Lead Environmental Auditor 2022 (No.115421) Exemplar Global Principal Safety and Quality System Auditor 2012
<b>Company:</b>	WolfPeak Group Pty Ltd





## APPENDIX F – ATTENDANCE REGISTER



## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	Moorebank Precinct West - Stage 3			
LOCATION:	MPW3 Site (Warehouse 5 - Southern office)			
DATE/TIME (Opening Meeting):	13/08/2025 10:00am	DATE/TIME (Closing Meeting):	13/08/2025 3:30pm	
Lead Auditor:	[REDACTED]	Audit Scope:	SSD - 10431	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
[REDACTED]	[REDACTED]	WolfPeak	[REDACTED]	[REDACTED]
		Aspect		
		Vaughan Civil		
		Vaughan Civil		