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Attn: Compliance Team  
Planning and Assessment  
Department of Planning, Housing and  
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Locked Bag 5022  
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NSW 2124

29 October 2025

**Response to Moorebank Precinct West Stage 3 (SSD10431) Independent Audit #8 (C44) and non-compliance notification (A42)**

Dear [REDACTED]

The MPW Stage 3 independent audit number eight was undertaken in accordance with consent condition C42. The site inspection was conducted by the approved independent audit team (WolfPeak) on 13 August 2025. The final audit report was received on 22 October 2025.

WolfPeak identified two observations (A39 and C2) –

- *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.*

**Observation:** The Vaughan Civil Induction presentation does not include information regarding restrictions on the riparian zone in accordance with conditions A20 and A21.

**Applicant Response**

- The Vaughan Civil induction includes a statement requiring Development personnel to comply with conditions of consent. The induction also refers to flagging and no-go areas. The riparian area is signposted in accordance with CoC A20 and is bounded by green

flagging in accordance with the SSD 7099 approved Construction Flora and Fauna Management Plan.

- *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.*

**Observation:** No Logbook was available during the site audit inspection for the excavator used by Vaughan Civil.

#### Applicant Response

- The Logbook was provided to the Independent Auditor in response to the draft Audit report.

Should you have any queries, please do not hesitate to contact me on [REDACTED] or R [REDACTED]

[REDACTED]

[REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]