

MOOREBANK INTERMODAL PRECINCT

Moorebank Precinct West:
Annual Operations Compliance Report

Report: #2

Period: November 2024 – November 2025

19 December 2025



MOOREBANK INTERMODAL PRECINCT

November 2024 – November 2025

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REVISIONS

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KEY TERMS AND ACRONYMS

Acronym/Term	Meaning
CoC	Conditions of Consent
DPE	Department of Planning and Environment
DPH&I	Department of Planning, Housing and Infrastructure
EPBC Act	Environmental Protection and Biodiversity Conservation Act 1999
ERP	Emergency Response Plan which includes the Bushfire Emergency and Evacuation Plan (BEEP), Bushfire Management Plan (BMP) and Flood Emergency Management Plan (FEMP)
IMEX	Import Export
MIP	Moorebank Intermodal Precinct
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
OAQMP	Operational Air Quality Management Plan
OCR	Six Monthly Operational Compliance Report
OCCS	Operational Community Communication Strategy
OEMP	Operational Environmental Management Plan
ONVMP	Operational Noise and Vibration Management Plan
OTAMP	Operational Traffic and Access Management Plan
OWRMP	Operational Waste and Resource Management Plan
POCR	Pre-operations Compliance Report
POPD	Program for Operational Phase Delivery
SIOMP	Operational Stormwater Infrastructure and Operation and Maintenance Plan
SSD	State Significant Development
UDLP	Urban Design and Landscape Plan
WTP	Workplace Travel Plan
SSD 7709	It involves the construction and operation of an IMEX terminal and associated Rail Link.

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1 EXECUTIVE SUMMARY

In accordance with SSD 7709 Condition of Consent (CoC) C14, an annual operational compliance report (OCR) must be prepared.

The Department approved the Operational Compliance Monitoring and Report Program (OCMRP) on 14/06/2024 under condition A42 of SSD 7709. The Operational Compliance Monitoring and Report Program (OCMRP) has been prepared in accordance with condition of consent (CoC) C14 of the consolidated MPW Stage 2 State Significant Development 7709 (SSD 7709) Development Consent.

Regular reviews of compliance against the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC 2011/6229) Conditions of Approval are undertaken but are not the subject of this compliance report.

This OCR has been prepared in accordance with the requirements of the *Compliance Reporting Post Approval Requirements (NSW DP&E, June 2018)* and has been prepared to outline the progress of compliance for all operational requirements against the Project Approvals.

2 INTRODUCTION

2.1 Project Overview

Application Number	
Project name:	Moorebank Intermodal Precinct
Proponent	Moorebank Intermodal Precinct
Site Address	Moorebank Precinct West site, Moorebank Avenue, Moorebank
Project Phase	Annual Operation Compliance Report (OCR)
Project Activity	Operation of an import-export terminal, rail link and warehouse and distribution facilities and associated infrastructure.
Report date	Friday, 19 December 2025

2.2 Moorebank Precinct West (MPW) Approvals

The Development is being undertaken in accordance with the following approvals:

- MPW EPBC (EPBC 2011/6086), approved on 27 September 2016 by Department of Climate Change, Energy, the Environment and Water (DCCEE) (formerly Department of the Environment and Energy (DotEE))
- Consolidated MPW Stage 2 (SSD 7709) Development Consent (SSD 7709), approved on 11 November 2019 by NSW Independent Planning Commission (IPC); reissued by the NSW Land & Environment Court on 24 December 2021
- MPW Stage 2 Modification 1 (SSD 7709 MOD 1), approved on 24 December 2020 by IPC
- MPW S2 MOD 1 - Building Height Increase - 03 Instrument of Modification
- MPW S2 MOD 1 - Building Height Increase - 00 Assessment Report
- MPW S2 MOD 1 - Building Height Increase - 01 Response to Submissions
- MPW Stage 2 Modification 2 (SSD 7709 MOD 2), approved on 30 September 2021 by IPC.
- MEW S2 Notice of Modification SS07709
- MPW S2 MOD 2 - Adjustment to Construction Related Conditions - 03 Instrument of Modification
- MPW S2 MOD 2 - Adjustment to Construction Related Conditions - 00 Assessment Report
- MPW S2 MOD 2 - Adjustment to Construction Related Conditions - 01 Response to Submissions
- MPW S2 MOD 3 - Increase to Dangerous Goods Volumes

2.3 Scope and Purpose

In accordance with SSD 7709 Condition C14, an annual operation compliance report (OCR) is required to outline progress of compliance for all operation requirements against the MPW Stage 2 approval. The Report has been prepared in accordance with the requirements of the *Compliance Reporting Post Approval Requirements* (NSW DP&E, June 2018).

3 PROJECT DESCRIPTION

3.1 Site Location

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

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

The Development location and overview are shown in Figure 1 and the indicative site layout areas are shown in Figure 2.

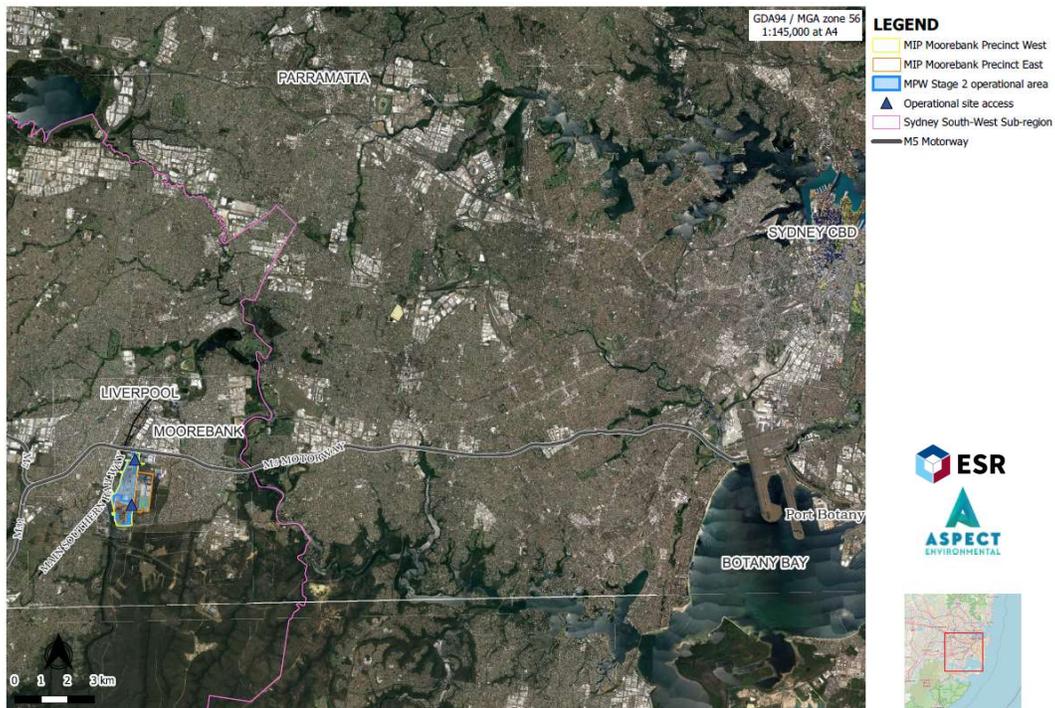


Figure 1 – MPW 2 operational site location

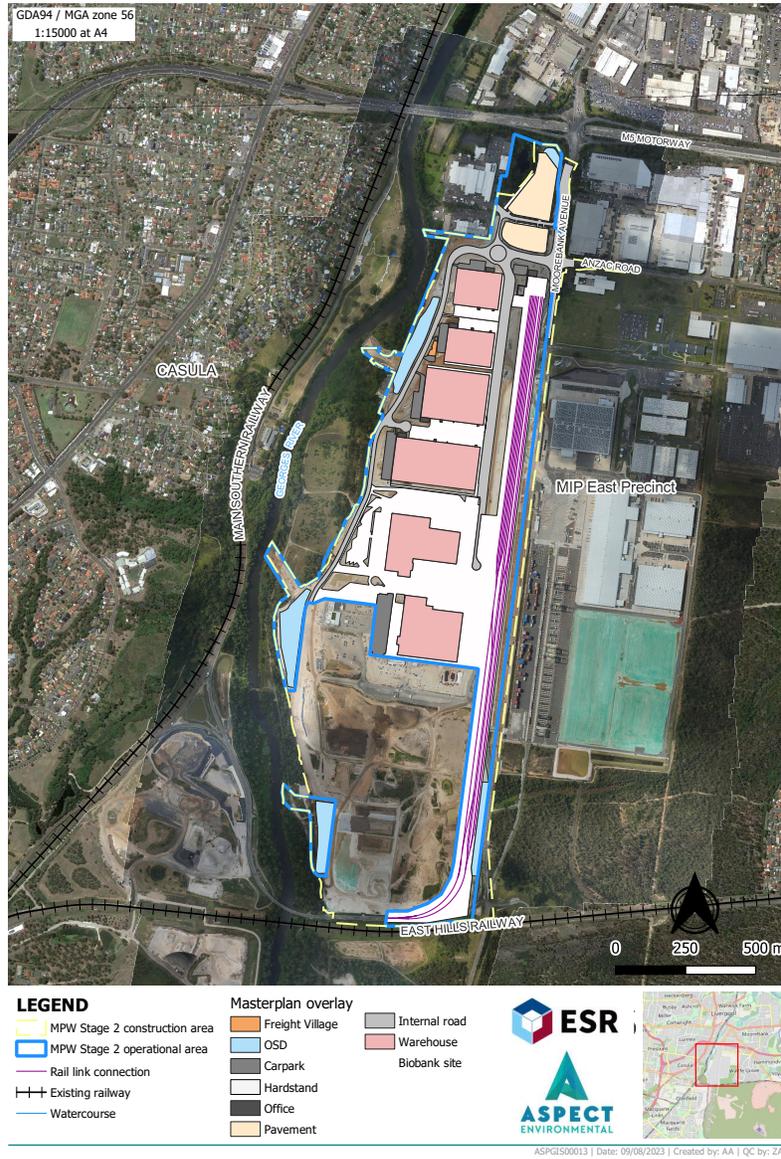


Figure 2 – MPW 2 development area

3.2 Scope of Works

The main features of the Moorebank Precinct West include:

- The 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughout volume of 500,000 twenty-foot equivalent units (TEUs) per annum
- Operation of the IMT facility includes operation of the rail link to the Southern Sydney Freight Line (SSFL) and container freight movement by truck to and from the Moorebank Precinct West (MPW) Site
- The 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility
- The operation of on-site detention basin, bioretention/biofiltration systems and trunk stormwater drainage for the entire site.

3.3 Operational Activities Undertaken

Documents can be submitted in stages as permitted by CoC A42. The application of the operational documents will be staged to take progressive affect across the MPW site as construction is completed and operations commences.

This Operational Compliance Monitoring and Report Program (OCMRP) has been prepared in accordance with condition of consent (CoC) C14 of the consolidated MPW Stage 2 State Significant Development 7709 (SSD 7709) Development Consent. This OCR covers the period from November 2024 – November 2025.

The NSW Compliance Reporting Post Approval Requirements (CRPAR) (DPIE, 2018) set out the minimum requirements to be met when preparing compliance monitoring and reporting programs and compliance reports pursuant to CoC. These requirements apply to State significant projects where compliance monitoring and reporting is required by the CoC. Compliance reporting enables:

- All requirements in the CoC to be identified and the approach for assessing compliance to be considered, and where possible, documented
- The development's performance in terms of compliance with CoC to be evaluated, monitored and communicated
- The reporting obligations required by the CoC to be met
- Opportunities for improvement to be identified and adopted where appropriate.

These requirements do not replace the obligation to comply with specific requirements of the CoC in respect of compliance monitoring and reporting. If there is any inconsistency between the requirements of a CoC and the requirements in this document, the CoC prevail.

The MPW Stage 2 Development involves the operation of the IMT facility, rail link connection and warehousing. The operational activities within the Development are detailed below:

IMT facility

- Rail freight – Trains would enter the IMT facility using the Rail link. They would then be unloaded, with freight distributed through a container flow. Empty trains would then be re-loaded with freight containers. Full trains would be sent interstate and interstate Terminal.
- Road freight – Trucks would enter the IMT facility at the northern end via the main entrance off Moorebank Avenue or via the internal road if coming from the warehousing area. Trucks would be

loaded/unloaded using manual container handling equipment. Once loaded/unloaded, trucks would exit the IMT facility.

- Inter-precinct freight transfer – A portion of freight would be transferred from the IMT facility to the warehousing area within the Development or to the Import/Export (IMEX) terminal on the MPE Site without accessing the broader road network. These containers would be transferred using designated site transfer trucks.

Rail link connection – The Rail link will enable freight trains to connect the IMT facility and travel from both north and south.

Warehousing – Heavy and light vehicles would access the warehouses via the main site access off Moorebank Avenue. Table 1 provides a list of warehouses and their respective tenants.

Freight village (precinct amenities) – Vehicles would access the precinct amenities area via the main site access off Moorebank Avenue and the internal road. The following works have been undertaken:

- 4 warehouses are now operating (N1, N2, WH 5 & 6)
- The Interstate Terminal is operational
- Testing of the movement and storage of containers in and out of the terminal via rail
- Testing of truck processing, holding, and loading areas.
- Primary and secondary container loading/ unloading areas established.
- a freight village (operating from 7am to 6pm, 7 days/ week) including staff/ visitor amenities. Pickup and delivery of goods to warehouses via truck movements from IMEX
- Warehousing and Administrative Activities
- Security, maintenance and monitoring of all infrastructure and equipment related to the above activities.
- Status of warehouses noted in table 1.

Table 1: Warehouse Status

Warehouse	Tenant
Warehouse N1	Maersk Logistics & Services Australia Pty Ltd
Warehouse N2	Sydney Tools Pty Ltd
Warehouse N3	TBA
Warehouse N4	TBA
Warehouse 5	Woolworths – Moorebank Regional Distribution Centre (MoRDC)
Warehouse 6	Woolworths – Moorebank National Distribution Centre (MoNDC)
Warehouse S1 to S9	Existing warehouses and not applicable to SSD 7709

3.4 Operational Compliance

In accordance with the CoC and OEMP, environmental monitoring activities are required to be undertaken for the operation phase of the MPW Stage 2 project. These activities include air quality monitoring, noise monitoring, storm water infrastructure and water quality monitoring, Biodiversity Monitoring, and Biannual trip and origin destination reports. A summary of the monitoring results required for this reporting period is addressed in the following sections. The full reports for each of these monitoring requirements are available in the appendices Section.

3.4.1 Operations Reporting

3.4.1.1 Operations Compliance Report #1

There were two non-compliances from the previous compliance report (OCR #1, May 2024 to November 2024 reporting period). The status of these non-compliances have been identified in table 2.

Table 2 : Non-compliances in reporting period May 2024 – November 2024

CoC Ref	Type	Detail	Proposed or Completed Action	Current Status
SSD 7709 – B110a	Non-compliance	No evidence that the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection	Obtain evidence that the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.	Closed
SSD 7709 – B176c	Non-compliance	Pending Safety Management System	Safety Management System was finalized and prepared for the next reporting period.	Closed

3.4.1.2 Operations Compliance Report #2 (Current Reporting Period)

There are eleven non-compliances from the current compliance report (OCR #2, November 2024 to November 2025 reporting period). The status of these non-compliances have been identified in table 3.

Table 3: Non-compliances in reporting period November 2024 – November 2025

CoC Ref	Type	Detail	Proposed or Completed Action	Current Status
SSD 7709 – A3	Non-compliance	Non-compliances were identified throughout this consent.	Identify and close out any non-compliances in relation to this consent.	Closed

CoC Ref	Type	Detail	Proposed or Completed Action	Current Status
SSD 7709 – B51	Non-compliance	No direct evidence for 4-star Green Star certification	Obtain 4-star Green Star certificates, Q2 2026	Open
SSD 7709 – B123	Non-compliance	No evidence of implementation of Workplace Travel Plan	Obtain evidence from tenants of implementation of Workplace Travel Plan, Q1 2026	Open
SSD 7709 – B131	Non-compliance	No discussion of handling of containers at MPW warehouses	Provide evidence of controls in place on site to demonstrate compliance, Q1 2026	Open
SSD 7709 – B176d	Non-compliance	No Hazard Audit report has been completed for this reporting period	Obtain updated Hazard Audit report, Q1 2026	Open
SSD 7709 – C11	Non-compliance	Department must be notified of any non-compliances	Notification provided to the Department via email	Closed
SSD 7709 – C14	Non-compliance	No evidence showing that the Department and Certifier were made aware of publication of the OCMRP at least 7 days prior to this occurring	Notify the Department of the publication of any reports under the OCMRP	Closed
SSD 7709 – C17	Non-compliance	Audit was conducted after the required date	Conduct next audit prior to the required date, i.e. August 2028	Closed

3.4.1.3 DPHI Notifications

No warning letters were received from DPHI during the reporting period.

3.4.1.4 Independent Environmental Audit

The environmental independent audit for the SSD 7709 consent was undertaken and finalized during the second reporting period. The audit report was received, filed and lodged with DPHI on 11/11/2025.

3.4.1.5 Incidents Management

There were 7 operational incidents reported in MPW operations in the reporting period.

Of the 7 recorded, none were significant (resulting in Environmental damage or reportable).

All incidents are managed in accordance with the incidents reporting procedure.

Incidents are summarized in Appendix J.

3.4.1.6 Complaints Management

50 complaints were received relating to MPW operations in this period.

These complaints were managed in accordance with the complaints reporting procedure.

Complaints are summarized in Appendix G.

3.4.1.7 Conditions of Consent

Compliance against the CoC is outlined in Appendix A, B and C. The status of each compliance requirement during the reporting period is recorded using the descriptors prescribed by the CRPAR (DPHI, 2018). These are provided in table 4.

Table 4: Compliance status descriptors (CRPAR 2018)

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

3.5 Project Compliance Summary

This OCR outlines the progress of compliance for all operational requirements against Project Approvals. Compliance against the project CoC is outlined in SSD 7709, Appendix A, B & C.

A declaration of compliance is available in Appendix M.

4 AIR QUALITY MONITORING

Air quality monitoring and compliance results are summarised in the section below for the last reporting period:

4.1 Air Quality Monitoring Station Availability

A summary of availability (time of operation) of the continuous air quality monitoring stations for this reporting period is summarized in Table 5, with the most recent calibration date also stated.

Table 5: Monitoring station availability (%)

Monitoring station	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Average %	Latest calibration date
	% availability each month							
AQM01	99	100	100	100	97	100	99	March 2024
AQM02	99	100	100	100	97	100	99	March 2024
AQM03	99	100	100	100	97	100	99	March 2024
AQM04	99	100	100	100	97	100	99	March 2024
Monitoring station	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Average %	Latest calibration date
	% availability each month							
AQM01	100	100	100	98	100	100	100	March 2024
AQM02	100	100	100	98	100	100	100	March 2024
AQM03	100	100	100	98	100	100	100	March 2024
AQM04	100	100	74	98	100	100	95	March 2024

- All monitors were replaced around mid-April 2024. The older existing monitoring system (Sentinel) was also replaced with Omnis to support operations of the new monitors.
- All monitors had an average of 99% availability throughout the November 2024 – April 2025 reporting period.
- Monitors AQM01, AQM02 and AQM03 had 100% availability throughout the May 2025 – October 2025 reporting period.
- Comparing the November 2024 – April 2025 to the May 2025 – October 2025 reporting periods, the average availability of AQM03 and AQM04 improved.
- Monitor AQM04 had 74% availability in July 2025 as it was moved to accommodate works for a period during the month.

4.2 Dust Deposition

Dust deposition data from seven DDGs located around the site are provided by SERS and have been provided for incorporation into the monitoring program since May 2021. Another three were added in November 2024 and Stage 1 DDG 1 was removed in the first quarter of 2025 due to its location within the IMEX terminal. As of April 2025, nine DDGs provide representative dust deposition across the Precinct. NSW DCCEEW has set the criteria for dust deposition rates, and these are provided in Table 6.

Table 6: Dust deposition criteria

Averaging Period	Maximum increase in deposited dust* level	Maximum total deposited dust level
Annual	2 g/m ² /month (incremental)	4 g/m ² /month (cumulative)

* Deposited dust is assessed as insoluble solids. This is the mass of the insoluble portion of the deposited matter, as defined under AS 3580.10.1: 2016.

4.3 Dust Deposition Gauge Results

The results of the collection period November 2024 to November 2025 as provided by SERS is shown in Table 7.

Table 7: Dust deposition (insoluble solids g/m²/month) results from 29 April 2025 to 3 November 2025

Date	Stage 1 DDG 1	Stage 2 DDG 1	Stage 2 DDG 2	Stage 2 DDG 3	Stage 2 DDG 4	Stage 2 DDG 5	Stage 2 DDG 6	MPW1	MPW2	MPW3	Average
November 2024	2.2	1.1	0.8	1.1	0.9	0.8	0.5	3.6	9.7	3.7	2.4
December 2024	3.0	1.3	1.1	2.0	1.6	0.7	5.5	4.2	13.0	3.4	3.6
January 2025	N/A*	0.2	1.3	3.2	0.7	0.8	2.0	1.8	1.3	0.9	1.4
February 2025	2.7	0.2	0.3	1.4	0.4	0.5	<0.1	2	8.7	1.3	1.8
March [#] 2025	N/A**	0.1	0.3	0.2	0.3	<0.1	0.2	1.5	4.2	1.1	0.9
April 2025	N/A**	1.6	0.9	0.8	0.3	<0.1	1.0	2.9	3.0	1.1	1.3

NOTE: Bold/grey indicates an exceedance of the criteria.

* Stage 1 DDG 1 was unable to be collected during the reporting period.

Date	Stage 2 DDG 1	Stage 2 DDG 2	Stage 2 DDG 3	Stage 2 DDG 4	Stage 2 DDG 5	Stage 2 DDG 6	MPW1	MPW2	MPW3	Average
May 2025	6.0	2.3	4.8	7.2	7.1	5.9	8.5	8.2	7.8	6.4
June 2025	0.9	N/A*	1.0	0.3	0.4	0.5	1.6	4.7	2.1	1.4
July 2025 [#]	1.8	0.1	1.6	1.5	0.5	7.9	1.6	12.0	2.6	3.3
August [#] 2025	0.7	0.1	0.6	0.7	0.8	0.7	1.3	6.1	3.9	1.7
September [#] 2025	0.2	6.0	110.0	5.6	1.1	1.6	0.9	4.9	2.8	14.8
October 2025	<0.1	4.2	2.0	N/A**	N/A**	2.7	1.8	9.4	2.2	3.2

NOTE: Bold/grey indicates an exceedance of the criteria.

* Stage 2 DDG 2 was damaged and unavailable for the reporting period.

** Stage 2 DDG4 and Stage 2 DDG5 were unable to be accessed for the reporting period due to construction activities

[#] Two reports were used to capture the entire month

As shown in Table 7, there were six individual gauge exceedances between November 2024 – April 2025 reporting period, and eighteen individual gauge exceedances between May 2025 – October 2025 reporting period.

- May 2025 had the highest number of exceedances for the annual reporting period. These exceedances are likely to be attributed to fugitive dust from construction activities across MPW, Moorebank Avenue upgrade works and the commencement of MARW excavation works.
- MPW2 DDG showed the highest rate of exceedance for the annual reporting period. MPW2 is located adjacent west of an area of the MPW site that is still under construction.
- Exceedances at Stage 2 DDG1, Stage 2 DDG2, Stage 2 DDG4 and Stage 2 DDG6 are likely due to construction activities associated with MARW, where there have been extensive excavations and material importation activities during the reporting period.
- The SERS report for September 2025 notes that the elevated concentrations of insoluble solids at sample location STG 2 DDG 3 are likely attributable to the presence of sand particles within the dust gauge.

4.4 PM_{2.5} and PM₁₀ Monitoring

The 12-month rolling annual average for the period November 2024 to October 2025 for all four monitors combined was below the annual average criteria (i.e. 7.0 µg/m³ for PM_{2.5} and 25.0 µg/m³ for PM₁₀) for each month. As of October 2025, the 12-month rolling annual average for all four monitors was 4.3 µg/m³ for PM_{2.5} and 11.6 µg/m³ for PM₁₀.

4.5 NO₂ Monitoring

The 12-month rolling annual average for all four monitors for the period November 2024 to October 2025 was below the annual average criteria (0.03 ppm) for each month.

As of October 2025, the 12-month rolling annual average for NO₂ for all four monitors is 0.006 ppm, well below the annual average criteria of 0.03 ppm.

4.6 CO

CO does not require annual reporting.

4.7 24-hour exceedances

24-hour exceedances are reported in the sections below:

4.7.1 PM_{2.5} Monitoring

A review of the data for the reporting period (November 2024 to November 2025) did not identify any exceedance of the 24-hour average criteria (25 µg/m³) for PM_{2.5} for the annual reporting period.

4.7.2 PM₁₀ Monitoring

A review of the data for the reporting period (November 2024 to November 2025) identified three (3) exceedances of the 24-hour average criteria (50 µg/m³) for PM₁₀ for the annual reporting period.

- 5 August 2025 (24-hour average of 62.5 µg/m³) at monitor AQM03, mainly between 4am and 10am.
- 5 August 2025 (24-hour average of 68.5 µg/m³) at monitor AQM04, mainly between 4am and 10am.
- 18 September 2025 (24-hour average of 55.4 µg/m³) at monitor AQM02, mainly between 11am and 3pm.

The exceedance at AQM03 could be attributed to the ongoing construction activities associated with MPW, whilst the exceedances at AQM04, could be related to the construction activities for MARW at the intersection of Moorebank Avenue adjacent north of Piccolo Me. The exceedance at AQM02 is likely to be related to the construction of MARW due to the proximity of works to the monitor (approximately <50 metres).

4.8 NO₂ 1-hour exceedances

No exceedance of NO₂ 1-hour criteria (0.12 ppm / 120 ppb) were observed during the annual reporting period.

4.9 CO 8-hour exceedances

No 8-hour criteria exceedances for CO occurred during the annual reporting period.

4.10 Complaints (Air Quality)

Two complaints were made relating to air quality in the November 2024 to November 2025 period:

- First complaint was related to dust and an increase in the complainant's pool cleaning.
- Second complaint was from tenants at MPE and related to dust generated from MARW.

4.11 Ad-hoc monitoring

No ad-hoc monitoring was undertaken during this reporting period.

5 NOISE MONITORING

Throughout the annual review period, a range of ambient noise monitoring surveys were undertaken to address the range of noise monitoring requirements outlined in Table 4-1 of the MPW ONMP. To address SSD 7709 CoC B141, a rail noise monitoring system is permanently installed to measure noise levels from freight train operations on the Moorebank Intermodal Precinct (MIP) Rail Link. The reporting of this is included in the annual and six-monthly reporting periods to address SSD 7709 CoC B143.

5.1 Continuous Noise Monitoring

Noise monitoring was undertaken during February 2025 for Moorebank Precinct West (MPW) to address SSD 7709 CoC B140A. As the MPW noise requirements are cumulative this monitoring also considered MPE noise emissions.

The noise monitoring surveys determined that the noise emissions from MIP operations were less than the SSD 7709 Conditions of Consent (CoC) $L_{Aeq15min}$ noise limits at all surrounding receiver locations for all monitoring periods. Typically, the maximum noise levels from MIP operations were generally compliant with the L_{Amax} noise limits, however, several periods were identified where the L_{Amax} noise levels were above the L_{Amax} noise limit for residences in Casula. As exceedances were measured a further investigation of the identified noise events was undertaken, and recommendations for feasible and reasonable mitigation and management measures included to reduce these noise levels at receivers as required by Section 4.3 of the MPW S2 ONMP.

The noise report can be found in Appendix E.

6 WATER QUALITY MONITORING

The stormwater network water quality monitoring data and reporting done by the MIP Stormwater Infrastructure Operation and Maintenance Plan (SIOMP) contractor forms the basis for the ongoing monitoring program to assess stream health in accordance with MPW Stage 2 SSD 7709 CoC B38. This water quality monitoring program is guided by the SIOMP and helps determine any change in stream health or water quality throughout the life of the Project and to ascertain whether these changes can be attributed to the Project works. The full water quality monitoring reports can be found in Appendix F.

The stormwater infrastructure system discharges water into the natural drainage system via three outlets:

- Basin 5 detains water from the northern section of MPW before discharging into Georges River
- Basin 6 detains water from the mid-section of MPW before discharging into Georges River
- Basin 8 detains water from the southern section of MPW before discharging into Georges River

Key water quality monitoring metrics for this reporting period are outlined in tables 8, 9 and 10 below:

Table 8: Spring 2024 water quality monitoring results

	Dissolved Oxygen (ppm)	pH (%)	Phosphorous (µg/L)	Nitrogen (µg/L)
OSD 5	10.5	6.21	30	400
OSD 6	10.4	6.51	160	400
OSD 8	10.5	6.21	50	800

Table 9: Autumn 2025 water quality monitoring results

	Dissolved Oxygen (ppm)	pH (%)	Phosphorous (µg/L)	Nitrogen (µg/L)
OSD 5	10.19	8.32	10	400
OSD 6	10.47	8.08	30	400
OSD 8	9.09	8.12	40	400

Table 10: Spring 2025 water quality monitoring results

	Dissolved Oxygen (ppm)	pH (%)	Phosphorous (µg/L)	Nitrogen (µg/L)
OSD 5	5.30	7.50	20	300
OSD 6	9.50	8.37	90	1000
OSD 8	8.70	6.30	50	600

Dissolved oxygen is oxygen held in the water and available to aquatic organisms. Dissolved oxygen levels typically range between 5 and 14 mg/L (ppm), and thus the results from OSD 5, 6 and 8 throughout this reporting period are satisfactory.

The pH refers to the degree of acidity or alkalinity of a substance. The values for pH readings are as expected, with pH of 6.5–9 for rural streams and rivers and pH 6–9 for urban lakes and ponds being considered acceptable.

There are quite a few exceedances in the phosphorous and nitrogen values, with the preferred limit for phosphorous and nitrogen being 50 µg/L and 350 µg/L respectively. These exceedances can be attributed to the water outflow volumes being low and highly concentrated at the time of the assessment. Low volume pools will concentrate nutrient particles and sediments and contribute to elevated levels for both phosphorous and nitrogen values under these test / sample conditions.

7 STORMWATER INFRASTRUCTURE

Stormwater infrastructure managed under the Stormwater Infrastructure Operation and Maintenance Plan (SIOMP) was inspected and assessed during the period. An annual independent audit was undertaken per SSD 7709 CoC B36 during this annual reporting period by a suitably qualified WSUD professional.

The conclusion of the audit was that the Development is compliant with the requirements set out in CoC B36 and that the constructed stormwater systems are working as intended and are being maintained and cleaned. The stormwater infrastructure is free from excessive build-up of material. Based on site observations of the outlets there was no visual evidence of sediment build up, and the water quality at the Georges River discharge point did not appear to be impacted at all.

The stormwater infrastructure audit report can be found in Appendix K.

8 FLORA AND FAUNA MONITORING

Biodiversity monitoring will now be managed internally with no separate reporting required under SSD 7709

Monitoring activities undertaken in the period included:

- Monitoring of weed cover
- Monitoring of threatened species occurrence
- Monitoring of viability of native vegetation adjoining the rail easement
- Monitoring of feral fauna occurrence
- Monitoring of Nest boxes

The biodiversity (Flora and Fauna) monitoring report has been provided to the department for information. Actioning requirements and recommendations raised from the report are consistently being addressed as a part of daily operations.

Regarding biodiversity monitoring results, except for weed cover and nest boxes monitoring results, for this compliance report due to different reporting frequencies between the compliance report and the annual biodiversity report, this compliance report will have no applicable results for this section. The compliance reporting periods for Moorebank Intermodal Precinct (MIP) West versus the annual biodiversity monitoring reporting is as follows:

- MIP West: Annual reporting (e.g., November 2024 to November 2025, November 2025 to November 2026)
- Biodiversity monitoring reporting: Annual reporting (e.g., May 2024 to May 2025, May 2025 to May 2026)

Due to the similarity in the biodiversity monitoring requirements which are required annually across MIP East and MIP West, it was decided to compile the findings into a single annual monitoring report, which is delivered in May. In combining the monitoring results of MIP East and West into a single annual report, it has created a lag in biodiversity reporting from May 2025 to November 2025 for the MIP West reporting period. Instead, the reporting components of biodiversity monitoring MIP West for this period (November 2024 to November 2025) will be included in the combined annual report in May 2026. In essence, the biodiversity monitoring requirements for operation of MIP West are being met, however the submission of reporting components for MIP West does not strictly align to the compliance reporting period as set by the Department. Any biodiversity monitoring results for the November 2024 to November 2025 reporting period will be included in operations compliance report #3.

8.1 Weed Monitoring

Weed monitoring has been continued to be conducted across MPW. The MPW operational facility includes the landscaped vegetation along Bushmasters Avenue. Monitoring involved traversing the MIP operational facility on foot, surveying landscaped areas, stormwater infrastructure and soft batters adjoining the RALP. Results of the weed monitoring surveys during the June 2025, August 2025 and October 2025 surveys are summarised below in table 11, 12 and 13. The full reports can be found in Appendix H.

Table 11: Weed Monitoring Results for June 2025

Inspection area	Weed abundances for current survey
Landscaped areas along	<ul style="list-style-type: none"> • Landscapes vegetation is in good condition, with minor weed incursions • Weed species present include <i>Sonchus oleraceus</i> (Common Sowthistle), <i>Chloris virgata</i> (Rhodes Grass), <i>Bidens pilosa</i>, <i>Conyza bonariensis</i>

Bushmasters Avenue)	<p>(Fleabane), <i>Cyclosperrum leptophyllum</i> (Slender Celery), and <i>Tagetes minuta</i> (Stinking Roger).</p> <ul style="list-style-type: none"> • Areas with limited to no landscaped vegetation are particularly susceptible to weed incursion from cleared areas (see adjacent photo)
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Table 12: Weed monitoring results for August 2025

Inspection area	Weed abundances for current survey
Landscaped areas along Bushmasters Avenue	<ul style="list-style-type: none"> • Landscapes vegetation is in good condition, with minor weed incursions • Weed species present include <i>Sonchus oleraceus</i> (Common Sowthistle), <i>Chloris virgata</i> (Rhodes Grass), <i>Bidens pilosa</i>, <i>Conyza bonariensis</i> (Fleabane), <i>Cyclosperrum leptophyllum</i> (Slender Celery), and <i>Tagetes minuta</i> (Stinking Roger). • Areas with limited to no landscaped vegetation are particularly susceptible to weed incursion from cleared areas (see adjacent photo)

Table 13: Weed Monitoring Results for October 2025

Inspection area	Weed abundances for current survey
Landscaped areas along Bushmasters Avenue	<ul style="list-style-type: none"> • Landscapes vegetation is in good condition, with minor weed incursions • Weed species present include <i>Sonchus oleraceus</i> (Common Sowthistle), <i>Chloris virgata</i> (Rhodes Grass), <i>Bidens pilosa</i>, <i>Conyza bonariensis</i> (Fleabane), <i>Cyclosperrum leptophyllum</i> (Slender Celery), and <i>Tagetes minuta</i> (Stinking Roger). • Areas with limited to no landscaped vegetation are particularly susceptible to weed incursion from cleared areas (see adjacent photo)

8.2 Artificial Hollow Management Strategy

Based on the results of nest box monitoring over the past six years, it was recommended that the artificial hollow management strategy at MIP be revised. Thus, an Artificial Hollow Management Strategy was developed to supersede the Nest Box Strategy (CPB 2017) and provide direction to ESR going forward for how artificial hollows will be managed across MIP to maintain the required tree hollow offset. The Georges River Corridor is comprised of a narrow, linear strip of bushland that extends for approximately three kilometres, alongside the MPW project. This vegetation is within the Moorebank offset area. A total of 195 nest boxes have been installed in this area, including a mix of boxes designed for microbats, small, medium and large arboreal mammals, small birds, parrots, cockatoos and owls.

Three different artificial hollow types are to be implemented: nest boxes, log hollows and carved hollows. The results of this new Artificial Hollow Management Strategy will be prepared following each annual spring monitoring event, and a summary report will be provided to describe the results of the monitoring program, also identifying any corrective maintenance activities that were completed or are recommended. For the management strategy report, please refer to Appendix L.

9 BIENNIAL TRIP AND ORIGIN DESTINATION REPORT

The BTODR has been undertaken for the reporting period and addresses the relevant requirements of the Project Approvals and other guidelines and standards applicable during operations of MPW. The BTODR is proposed to keep an accurate record of the shipping containers and vehicle arrivals / departures against approved volumes.

The data provided within this report has been collected in accordance with the SSD 7709 CoC B120 and enables a comparative assessment of traffic accessing the Site and future growth in operational activities. The full report will be submitted separately under SSD 7709 CoC B120.



APPENDIX A – SSD 7709 PART A

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2025)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPH Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Construction and Operation	Compliant	Compliant	Community Communication Strategy (CCS)	A CCS report has been prepared to address this condition	18/11/2024 - Revision K of the CCS has been filed and lodged 31/07/2025 - This condition is implemented under the OEMP and sub plans for operations. The condition is implemented under the OEMP and sub plans (including CCS) for construction.	Document name: SSD7709_CCS_Rev_K_Clean DPH receipt: Post Approval Form_20241126061336	Outstanding Information Required - NI
A2	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Construction and Operation	Compliant	Compliant	Operational Environmental Management Plan (OEMP)	Ensure all employees and contractors have received a copy of the latest version of the OEMP	27/3/2025 - Revision B of the OEMP has been filed and lodged to the MP website for employees and contractors to review. Knight Frank (property manager) have provided all tenants with latest versions of the OEMP and sub plans.	Document Name: SSD 7709 MPW S2 OEMP_Rev08 DPH receipt: Post Approval Form_2024112604549	Outstanding Information Required - NI
A3	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, Response to Submitters (RS) and Consolidated assessment clarification responses; and (d) in accordance with the modification application SSD-7709-Mod-3 and supporting documentation; and (e) in accordance with the management and mitigation measures in Appendix 2	Operation	Not Compliant	Compliant	Pre-Operation Compliance Report (POCR)	A POCR has been developed to ensure all development criteria listed in this condition are satisfied	14/05/2024 - Revision 1 of the POCR has been filed and lodged 8/12/2025 - Findings from the independent audit, September 2025: Refer to evidence and findings from specific non-compliances elsewhere in this table. Non-compliances have been identified against various conditions and thus compliance with A3a) has not been achieved. Each condition will be actioned accordingly.	Document Name: SSD 7709_POCR_Rev01 DPH receipt: Post Approval Form_20240515093350	Outstanding Information Required - NI
A4	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation.	Operation	Compliant	Not Triggered	Pre-Operation Compliance Report (POCR)	A POCR has been developed to ensure all development criteria listed in this condition are satisfied	No evidence at moment as condition not triggered	Not applicable as condition not triggered	No outstanding information as condition not triggered
A5	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Conditions A3(c) - (d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Conditions A3(c) - (d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary.	Operation	Not Triggered	Not Triggered	Pre-Operation Compliance Report (POCR)	A POCR has been developed to ensure all development criteria listed in this condition are satisfied	No evidence at moment as condition not triggered	Not applicable as condition not triggered	No outstanding information as condition not triggered
A6	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	Operation	Compliant	Not Triggered	Pre-Operation Compliance Report (POCR)	A POCR has been developed to ensure all development criteria listed in this condition are satisfied	No evidence at moment as condition not triggered	Not applicable as condition not triggered	No outstanding information as condition not triggered
A13	The container freight throughput for MPW must not exceed 500,000 TEU p.a.	Operation	Compliant	Compliant	Biannual Trip Origin and Destination Report (BTODR) Tenant Lease Agreements	A BTODR has been prepared to address the requirements of this condition.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website. 25/09/2025 - Tenant lease agreements to ensure condition compliance have been obtained.	Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - NI
A14	Containers that are transferred between the site and Port Botany must be transferred by rail, unless there is planned track maintenance or where unforeseen circumstances have occurred (e.g. an incident, breakdown, derailment or emergency maintenance on the rail line).	Operation	Observation	Compliant	Biannual Trip Origin and Destination Report (BTODR) Tenant Lease Agreements	A BTODR has been prepared to address the requirements of this condition.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website. 25/09/2025 - Tenant lease agreements to ensure condition compliance have been obtained.	Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - NI
A15	The transfer of containers between Port Botany and the intermodal terminal facility must not commence until the rail connection to the Southern Sydney Freight Line is operational.	Operation	Compliant	Compliant	Biannual Trip Origin and Destination Report (BTODR)	A BTODR has been prepared to address the requirements of this condition.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website. 30/07/2025 - This condition is satisfied indefinitely as the Southern Sydney Freight Line became operational prior to the RVS receiving its first train on the 16/06/2025.	Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - NI
A15a	The development must not generate more than: (a) 2570 light vehicle movements a day during operation; and (b) 1654 heavy vehicle movements a day during operation.	Operation	Compliant	Compliant	Biannual Trip Origin and Destination Report (BTODR)	A BTODR has been prepared to address the requirements of this condition.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website.	Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - NI
A15b	The applicant must keep accurate records of the number of heavy and light vehicles entering and leaving site each day. These records must be provided to the Planning Secretary upon request, and to the approved traffic auditor upon the trigger events in B120B occurring and prior to the commencement of the Traffic Audit required under condition B120A.	Operation	Compliant	Compliant	Biannual Trip Origin and Destination Report (BTODR)	A BTODR has been prepared to address the requirements of this condition.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website.	Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - NI
A17	The warehousing and distribution facilities must only be used for activities associated with freight using the either the MPE or MPW rail intermodal terminal.	Operation	Compliant	Compliant	Biannual Trip Origin and Destination Report (BTODR) Tenant Lease Agreements	A BTODR has been prepared to address the requirements of this condition. Additionally, warehouse freight documentation has been collected to record warehousing and distribution facility activities.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website. 25/09/2025 - Tenant lease agreements to ensure condition compliance have been obtained.	Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - NI
A18	Notwithstanding Condition A17, movements of containers between a rail intermodal terminal on either MPE and MPW site, and a warehouse on either the MPE or MPW site, are permitted where those movements are also approved for MPE.	Operation	Compliant	Compliant	Warehouse Freight Documentation	A BTODR has been prepared to address the requirements of this condition. Additionally, warehouse freight documentation has been collected to record warehousing and distribution facility activities.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website. Warehouse freight documentation has also been received and filed.	Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - NI

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2025)	Monitoring Requirement Methodology (see condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPHI Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
A19	For the avoidance of doubt, nothing in this consent permits: (a) the occupation or use of a warehouse and/or distribution facility on the site before the commencement of operation of either the MFS or MPV rail intermodal terminal, or (b) truck-to-truck movements.	Operation	Compliant	Compliant	Biannual Trip Origin and Destination Report (BTOOR) Tenant Lease Agreements	A BTOOR has been prepared to address the requirements of this condition. Additionally, warehouse freight documentation has been collected to record warehousing and distribution facility activities.	07/2025 - Revision 1 of the BTOOR has been filed and uploaded to the Major Projects website 25/09/2025 - Tenant lease agreements to ensure condition compliance have been obtained.	Document Name: P2588/02_MPV BTOOR May 2025 DPHI receipt: Post Approval Form_20250625051550	Outstanding Information Required - Nil
A20	Freight village tenants and occupations are restricted to those activities that provide: (a) ancillary support for the development, its tenants, worker population and visitors; (b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMT development and/or; (c) provide aligned services to the intermodal functions.	Operation	Compliant	Compliant	Warehouse Freight Documentation	KF to seek from tenants the proof of occupation activities			Outstanding Information Required - Nil
A27	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Operation	Compliant	Compliant	Applicability of Guidelines	Planning secretary may make written directions to the applicant	No evidence at moment as condition not triggered	No outstanding information as condition not triggered	No outstanding information as condition not triggered
A28	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken in the document submitted to the Planning Secretary including: (i) the outcome of that consultation, matters resolved and unresolved (and the justification for matters remaining unresolved); and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Operation	Compliant	Compliant	Evidence of Consultation	Applicant will consult with an identified party and notify the planning secretary	No evidence at moment as condition not triggered	No outstanding information as condition not triggered	No outstanding information as condition not triggered
A32	The Applicant must: (a) not commence Construction until the Community Communication Strategy has been approved by the Planning Secretary; (b) implement for the Community Communication Strategy for the duration of construction and for 12 months following the commencement of operation.	Construction and Operation	Observation	Compliant	Community Communication Strategy	A CCS has been developed to satisfy this condition	19/12/2025 - Revision K of the community communication strategy filed and uploaded to the Major Projects website	Document Name: SSD7709_CCS_Rev_K_Clean DPHI receipt: Post Approval Form_20241126001336	Outstanding Information Required - Nil

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2025)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPHI Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
A37	For the duration of the works until the commencement of operation (or staged operation), or as agreed with the Planning Secretary, the approved ER must: <ul style="list-style-type: none"> (a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development; (b) consider and inform the Planning Secretary on matters specified in the terms of this consent; (c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; (d) review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so; (e) 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 (f) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary) for information or are not required to be submitted to the Planning Secretary (Department); (g) 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; (h) 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, findings, and site visits, but not Independent Audits required under Condition C18 of this consent; (i) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; and (j) assess the impacts of minor ancillary facilities comprising lunch sheds, office sheds and portable toilet facilities as required by Condition A40 of this consent; (k) 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 	Operation	Compliant	Compliant	Environmental Representative Report	The environmental representative will provide reports to the planning secretary on an ongoing basis for six months after the commencement of operation	16/07/2025 - Environmental representative reports from February 2024 to August 2024 have been filed and lodged. 23/09/2025 - The scope of ER inspections/reporting is limited to construction activities. The extension of the ER's construction role 6 months post commencement of operations concerns the construction defects period rather than operational activities.	Refer to A37 Environmental representative requirements folder for documents	Outstanding Information Required - NI
A38	The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in Condition A37 (including preparation of the ER monthly report), as well as: <ul style="list-style-type: none"> (a) the complaints register (to be provided on a monthly basis); and (b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work). 	Operation	Compliant	Compliant	Environmental Representative Report	The applicant will provide the ER all documentation requested	16/07/2025 - Complaints registers, assessments and revision K of the CCS have been filed and lodged. 23/09/2025 - The scope of ER inspections/reporting is limited to construction activities. The extension of the ER's construction role 6 months post commencement of operations concerns the construction defects period rather than operational activities.	Refer to A38 Environmental representative support folder for documents	Outstanding Information Required - NI
A39	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under Condition C20. The Applicant must: <ul style="list-style-type: none"> (a) facilitate and assist the Planning Secretary in any such audit; and (b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit. 	Operation	Not Triggered	Compliant	Environmental Representative Audit	The Secretary will be assisted if an audit is prompted	No evidence at moment as condition not triggered	No outstanding information as condition not triggered	No outstanding information as condition not triggered
A41	Unless stated otherwise, the Applicant must submit strategies, plans and programs required under this consent to the Planning Secretary at least one month prior to commencement of construction or operation.	Construction and Operation	Compliant	Not Triggered	Documentation Submission	Strategies, plans and programs will be submitted to the Secretary at least one month prior to the commencement of construction or operation	16/07/2025 - Strategies, plans and programs required under this consent prior to the commencement of operation have been received, filed and lodged at least one month prior. The documents and revisions are as follows: <ol style="list-style-type: none"> 1. LVMP, revision 3 2. PCAOMP, revision 15 3. CEMP, revision 4 4. OFFMP, revision 6 5. ONMP, revision 4 6. OTAMP, revision 7 7. SICMP, revision 3 8. SCMP, revision 3 	Refer to A41 Submit documents one month prior folder for documents	Outstanding Information Required - NI
A42	Unless stated otherwise in this consent, the Applicant with the approval of the Planning Secretary may: <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan or program required by this consent as part of the construction or operational environmental management plan on a staged basis; (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). Note: Documents that cannot be staged include Development Layout Drawings required under Condition B2, and Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation required under Condition B4, and Site Audit Statement required under Condition B169. Any strategy, plan or program prepared in accordance with Condition A42, where previously approved by the Planning Secretary under this consent, that is subsequently updated in accordance with Condition A42(c), must be submitted to the satisfaction of the Planning Secretary.	Construction and Operation	Compliant	Compliant	Documentation Submission	Strategies, plans and programs will be submitted to the Secretary at least one month prior to the commencement of construction or operation and if there are any updates	16/07/2025 - Strategies, plans and programs required by this condition have been received, filed and lodged	Refer to A42 Document submission requirements folder for documents	Outstanding Information Required - NI
A43	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Construction and Operation	Compliant	Compliant	Documentation Submission	Updated strategies, plans and programs will be submitted to the Secretary and will be implemented in accordance with the relevant conditions	16/07/2025 - Strategies, plans and programs that have been updated have superseded previous versions of them, and have been received, filed and lodged.	Refer to A43 Updated document requirements folder for documents	Outstanding Information Required - NI
A46	Prior to the commencement of operation of each warehousing sub-stage, evidence must be provided to the satisfaction of the Planning Secretary that all estate infrastructure, including internal estate roads, bus/rail protection infrastructure, utilities, drainage and stormwater quality infrastructure, has been constructed to the extent required to service the sub-stage. Note: These conditions do not relate to staged development within the meaning of section 83B of the EPA Act.	Operation	Not Triggered	Compliant	Estate Infrastructure Evidence	Estate infrastructure evidence report(s) will be submitted to the planning secretary prior to the commencement of operation	10/07/2025 - Estate infrastructure documents have been sent to the Secretary	Refer to A46 WH sub-stage Infrastructure condition folder for documents	Outstanding Information Required - NI
A46	The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least 2 weeks before that date: <ul style="list-style-type: none"> (a) any work; (b) vegetation clearing required to conduct remediation; (c) remediation; (d) low impact works; (e) construction; (f) operation; (g) cessation of operations; and (h) decommissioning. 	Operation	Not Triggered	Compliant	Notification of Commencement	The Department will be notified at least two weeks before the date of the works listed in this condition	Refer to A46 condition folder for the DPHI receipts. Please note below the warehouse occupation dates: WHN1: Occupation 22/05/2024 WHN2: Occupation 26/05/2024 WHN3: Occupation 19/05/2025 WHN4: Occupation 19/05/2025 JR RDC West 12: 13/06/2024 JR RDC West 13: 15/04/2024 2/09/2025 - Commencement of operations statement received and filed 26/11/2025 - RDC operations commencement notification received and filed Refer to A47 condition folder for the DPHI receipts.	Refer to A46 and A47 WH Notification of Commencement of Operation condition folder for documents	Outstanding Information Required - NI
A47	If the construction, operation or decommissioning of the development is to be staged, the Department must be notified in writing at least 2 weeks before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Construction and Operation	Compliant	Compliant	Notification of Commencement	The Department will be notified at least two weeks before the date of the works listed in this condition	Refer to A47 condition folder for the DPHI receipts. Please note below the warehouse occupation dates: WHN1: Occupation 22/05/2024 WHN2: Occupation 26/05/2024 WHN3: Occupation 19/05/2025 WHN4: Occupation 19/05/2025 JR RDC West 12: 13/06/2024 JR RDC West 13: 15/04/2024	Refer to A46 and A47 WH Notification of Commencement of Operation condition folder for documents	Outstanding Information Required - NI

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2025)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPH Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
A51	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Operation	Not Triggered	Compliant	Utilities and Public Infrastructure Certificate	Obtain a Compliance Certificate for water and sewerage infrastructure	9/09/2024 - Sydney Water compliance certificate (dated 20/06/2023) received and filed	Document Name: 193389 signed section 73 pdf	Outstanding Information Required - NI
A52	Before the issue of an Occupation Certificate for the development, the Applicant is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots and/ or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/ or premises demonstrated through an agreement with a carrier.	Operation	Compliant	Compliant	Telecommunications Documentation	Ensure arrangements have been made for the installation of fibre-ready facilities	Refer to A52 condition folder for supporting documents that arrangements have been made for the installation of fibre infrastructure	Refer to A052 & A053 Telecommunications conditions folder for documents	Outstanding Information Required - NI
A53	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Operation	Compliant	Compliant	Telecommunications Documentation	Confirmation from the carrier that they are satisfied with the fibre ready facilities has been obtained	Refer to A53 condition folder for supporting documents that the carrier is satisfied	Refer to A052 & A053 Telecommunications conditions folder for documents	Outstanding Information Required - NI
A54	Prior to the commencement of any works, and for the life of the development, the Applicant must ensure that there is a suitable meteorological station operating on the site or within the vicinity of the site that: (a) complies with the requirements in the latest version of EPA's Approved Methods for Sampling of Air Pollutants in New South Wales (DEC, 2016) (as may be updated or replaced from time to time), and (b) is capable of continuous real-time measurement of atmospheric stability category determined by the sigma theta method in accordance with the NSW Noise Policy for Industry (NPI, EPA, 2017) (as may be updated or replaced from time to time).	Construction and Operation	Compliant	Compliant	Meteorological Monitoring Station	Obtain evidence of a suitable meteorological operating station within the vicinity of the site	10/07/2025 - Email from Toborosi/ Air services to verify a suitable station is near the site	Document Name: 19070598_Moorebank_Intermodal_Met_Station_200604	Outstanding Information Required - NI
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Operation	Not Triggered	Compliant	Advisory Notes	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development.	27/08/2025 - All licences, permits, approvals and consents as required by law have been obtained and maintained as required for the development.	Refer to IMP website for licences, permits, approvals and consents http://www.moorebankintermodalproject.com.au/	Outstanding Information Required - NI



APPENDIX B – SSD 7709 PART B

Approval (ID)	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2024)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPH Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
B20	Discharge of stormwater from the development must not cause scour/erosion of the banks or bed, or pollution of the Georges River or Anzac Creek. Note: Pollution of waters as defined under section 120 of the POEO Act.	Construction and Operation	Compliant	Compliant	Stormwater Maintenance Report	Obtain stormwater maintenance report from contractor to ensure no scour/erosion	14/04/2025 - Latest maintenance report logbooks from SICMP contractor have been received and filed	Refer to B20 Georges River or Anzac Creek pollution folder for maintenance report logbooks	Outstanding Information Required - Nil
B36	Prior to commencement of operation, the Applicant must prepare a Stormwater Infrastructure Operation and Maintenance Plan to manage the operation and maintenance of stormwater infrastructure on-site and off-site, to the satisfaction of the Planning Secretary. The plan must form part of the OCMP required under Condition C5 and must be implemented for the life of the assets and must include provision for: (a) the management and maintenance of the assets, including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor; (b) quarterly inspections, and inspections after major rainfall events including silt/bank protection structures; (c) schedule for routine checking (at least quarterly), clearing and servicing of all water quality devices/ systems in accordance with the manufacturer's and/or designer's recommendations; (d) maintenance of records of all maintenance activities undertaken; (e) preparing quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities; (f) recording results of water quality monitoring required under Condition B38; (g) investigation, management and mitigation of water quality target exceedances; (h) requiring annual independent auditing; and (i) procedures for submission of the quarterly maintenance reports and annual independent audit reports to the Planning Secretary, including the results of inspections, management and maintenance actions and water quality reports.	Operation	Compliant	Compliant	Stormwater Infrastructure Operation and Maintenance Plan (SICMP)	A Stormwater Infrastructure Operation and Maintenance Plan has been prepared to address this condition	1/04/2025 - Revision 4 of the SICMP has been filed and lodged 14/04/2025 - Latest maintenance report logbooks from SICMP contractor have been received and filed	Refer to B36 Stormwater Infrastructure Operation and Maintenance Plan folder for SICMP and maintenance report logbooks	Outstanding Information Required - Nil
B37	In addition to the requirements for independent environmental audits under Conditions C16 to C18, the annual audit of the stormwater quality system must be undertaken by a suitably qualified professional with demonstrable experience in WSLD. The audit is to verify the condition of the treatment system(s), verify and document that the system(s) is working as intended, verify the system(s) has been cleaned adequately, verify there is no excessive build-up of material in the system(s) and identify any issues with the treatment system(s) which require rectification for the system(s) to adequately perform its intended function.	Operation	Compliant	Compliant	Annual Audit	An audit stormwater quality system has been undertaken by a suitably qualified professional with demonstrable experience in WSLD.	27/08/2025 - First audit pending 1/09/2025, as operations only commenced in 2024	Not applicable as condition not triggered	Outstanding Information Required - Nil
B38	Prior to commencement of operation, the Applicant must prepare a Stormwater Quality Monitoring Program in consultation with Council and the EPA. The program must form part of the OCMP required under Condition C6, be implemented for the life of the development and include the following: (a) base line water quality data; (b) monitoring parameters; (c) water quality assessment criteria; (d) installing water quality monitoring sites in Anzac Creek and upstream and downstream of the site in the Georges River; (e) monitoring of water quality at sediment basins/on-site detention/bioretenion basin outlet channels and piped outlets discharging to the Georges River; (f) frequency of sampling, including wet weather sampling; (g) method of sampling and analysis; (h) assess water quality and quantify performance for construction discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and (i) include sampling locations and the frequency of samples including wet weather samples.	Operation	Observation	Compliant	Stormwater Quality Monitoring Program (SQMP)	A Stormwater Quality Monitoring Program has been prepared to address this condition	1/04/2025 - Revision 4 of the SQMP has been filed and lodged	Document name: SSD7709-MPW-S2-SQMP_Rev04_Redacted DPH receipt: Post Approval Form_20241125043118	Outstanding Information Required - Nil
B46	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/m ² /month maximum increase in deposited dust level; and (b) 4 g/m ² /month maximum deposited dust level.	Operation	Observation	Compliant	Precinct Operational Air Quality Management Plan (POAQMP)	A POAQMP and dust monitoring reports will be developed to ensure there are no exceedances	23/04/2025 - Monthly reports are provided by SERS and reflected in Arcadis monthly air quality reports under section 4 (specifically section 4.2). These are also added in the 6-monthly compliance reports under Section 4.2. Consultant has confirmed air quality reports from SERS and Arcadis from MPE testing also covers MPW. See condition holder for documentation.	Document name: MIP POAQMP - SSD7709 update_Rev16 DPH receipt: Post Approval Form_2024112604759	Outstanding Information Required - Nil
B47A	Prior to the commencement of operation of the MPW development, the Applicant must prepare an Operational AQMP (OAMQP) for the entire precinct (MPE + MPW) and submit for the approval of the Planning Secretary. The Applicant may submit a plan approved under an approval for the MPE site, provided it is amended to apply to and address air quality impacts of the MPW development. The AQMP must be prepared by a suitably qualified person(s) and must form part of the OCMP required by condition C5. The AQMP must demonstrate how the development would comply with the conditions of consent, and include: (a) identification of sources and quantify airborne pollutants; (b) best practice reactive and proactive control measures that will be implemented for each emission source; (c) provisions for the implementation of additional measures in response to issues identified during monitoring and reporting; (d) list of all emission sources associated with site operations; (e) key performance indicators(s); (f) monitoring methods(s); (g) location, frequency and duration of monitoring; (h) recording keeping; (i) compliance register; (j) response procedures; and (k) compliance monitoring. (l) phased conversion to reach stackers of Tier 4 standard for particle emissions (or equivalent standard that is satisfactory to the Secretary) at the MPW Site within ten years of first operation of the Site.	Operation	Compliant	Compliant	Precinct Operational Air Quality Management Plan (POAQMP)	An operational AQMP will be developed to address this condition	16/04/2025 - Revision 16 of the AQMP has been filed and lodged	Document name: MIP POAQMP - SSD7709 update_Rev16 DPH receipt: Post Approval Form_2024112604759	Outstanding Information Required - Nil
B47B	The Applicant must: (a) not commence operation until the AQMP is approved by the Planning Secretary; and (b) operate the development on accordance with the AQMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Operation	Compliant	Compliant	Precinct Operational Air Quality Management Plan (POAQMP)	An operational AQMP will be developed and lodged to the secretary to address this condition	16/04/2025 - Revision 16 of the POAQMP has been filed and lodged	Document name: MIP POAQMP - SSD7709 update_Rev16 DPH receipt: Post Approval Form_2024112604759	Outstanding Information Required - Nil
B48	The Development must be designed and operated to meet Urban Heat Island Mitigation principles and to achieve a 1°C degree decrease in temperature compared to neighbouring industrial developments by including measures such as: (a) WSUD elements such as wetlands; (b) shade tree planting; (c) vegetation ground cover; (d) use of 'cool' building and pavement materials (i.e. those with high reflectivity in the infrared spectrum); and (e) greenroofs.	Design and Operation	Compliant	Compliant	Urban Design Development Report (UDDR)	A UDDR has been developed to address this condition	3/08/2025 - Q1 2025 UDDR received, filed and lodged to DPH. Refer to the UDDR for further comments on this condition. 5/08/2025 - Draft revision of Q2 2025 UDDR received and filed. 27/11/2025 - Draft revision of Q3 2025 UDDR received and filed. Refer to the UDDR, table 2-2 and the following appendices for each section: a) Appendix A b) Appendix A, Appendix E c) Appendix A, Appendix E d) Appendix B e) Nil.	Refer to B48 Urban Heat Island Mitigation principles folder for UDDR and appendices	Outstanding Information Required - Nil
B49	The Development must be designed and operated to meet ESD principles and include measures such as the following: (a) passive solar design; (b) use of energy efficient plant and equipment; (c) use of renewable energy sources; (d) cross-ventilation; (e) selection of materials with lower energy manufacturing requirements; (f) use of locally sourced materials to reduce impacts associate with transport; (g) rainwater capture and reuse; (h) water efficient fixtures and fittings; and (i) waste minimisation and recycling.	Design and Operation	Compliant	Compliant	Urban Design Development Report (UDDR)	A UDDR has been developed to address this condition	3/08/2025 - Q1 2025 UDDR received, filed and lodged to DPH. Refer to the UDDR for further comments on this condition. 5/08/2025 - Draft revision of Q2 2025 UDDR received and filed. 27/11/2025 - Draft revision of Q3 2025 UDDR received and filed. Refer to the UDDR, table 2-2 and the following appendices for each section: a) Appendix A b) Appendix A c) Appendix A d) Appendix B e) Appendix B f) Appendix F g) Appendix A	Refer to B49 Ecologically Sustainable Development principles folder for UDDR and appendices	Outstanding Information Required - Nil

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B51	The Development must be designed and operated to meet minimum 4 star Green Star certification by the Green Building Council of Australia for warehouse design, construction and operation	Construction and Operation	Not Compliant	Compliant	Ecologically Sustainable Development	Obtain Green Star certifications	The Development has been designed and operated to meet minimum 4 star Green Star certification by the Green Building Council of Australia for warehouse design, construction and operation	Refer to B51 4 star Green Star certification folder for certificates	Outstanding Information Required - Nil
B76	Operational lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997), and (b) be designed to reduce light spill and be mounted, screened and directed in such a manner that does not create a nuisance and minimises visual impacts to surrounding properties, the public road network, the Georges River riparian corridor and the Boot Land.	Operation	Compliant	Compliant	Urban Design Development Report (UDDR)	A UDDR has been developed to address this condition	3/6/2025 - Q1 2025 UDDR received, filed and lodged to DPH. Refer to the UDDR for further comments on this condition 5/08/2025 - Draft revision of Q2 2025 UDDR received and filed. 27/11/2025 - Draft revision of Q3 2025 UDDR received and filed. Refer to the UDDR, table 2-2 and the following appendices for each section: a) Appendix A b) Appendix A	Refer to B76 Operational lighting requirements folder for UDDR and appendices	Outstanding Information Required - Nil
B77	The following signage is not permitted: (a) general advertising or moving or flashing signs; (b) west facing illuminated building signage visible from residences; and (c) internally illuminated signs that are visible from residences;	Operation	Compliant	Compliant	Urban Design Development Report (UDDR)	A UDDR has been developed to address this condition	Community Communication Strategy, Revision K, 18/1/2024 3/6/2025 - Q1 2025 UDDR received, filed and lodged to DPH. Refer to the UDDR for further comments on this condition 5/08/2025 - Draft revision of Q2 2025 UDDR received and filed. 27/11/2025 - Draft revision of Q3 2025 UDDR received and filed. Refer to the UDDR, table 2-2 and the following appendices for each section: a) Appendix A b) Appendix A c) Appendix A	Refer to B77 Not permitted signage folder for UDDR and appendices	Outstanding Information Required - Nil
B81	Rainwater must be used for irrigation, all internal non-potable uses, the container washdown facility and be considered for cooling towers, heating, ventilation, and air conditioning, and ground source heat exchange.	Construction and Operation	Compliant	Compliant	Urban Design Development Report (UDDR)	A UDDR has been developed to address this condition	3/6/2025 - Q1 2025 UDDR received, filed and lodged to DPH. Refer to the UDDR for further comments on this condition 5/08/2025 - Draft revision of Q2 2025 UDDR received and filed. 27/11/2025 - Draft revision of Q3 2025 UDDR received and filed. Refer to the UDDR, table 2-2 and Appendix A for this condition.	Refer to B81 Rainwater uses folder for UDDR and appendices	Outstanding Information Required - Nil
B82	Prior to commencement of operation, the Applicant must prepare a Landscape Vegetation Management Plan (LVMP) and submit it to the Planning Secretary for approval. The LVMP must be prepared by a suitably qualified and experienced person(s) and form part of the CEMP required under Condition C5. The LVMP must include: (a) an inspection and maintenance schedule and require replacement plantings for shrubs and trees which fail at an equivalent pot size or larger; and (b) graffiti management.	Operation	Compliant	Compliant	Landscape Vegetation Management Plan (LVMP)	An LVMP will be developed and lodged to the secretary to address this condition	Landscape Vegetation Management Plan (LVMP) - Approved by DPH in 18th December 2023 16/07/2024 - Revision 3 of the LVMP has been received and filed	Document name: SSD 7709 MPW S2 LVMP Rev3 DPH receipt: Post Approval Form_20229807075057	Outstanding Information Required - Nil
B83	The Applicant must: (a) implement measures to manage pests, vermin and declared noxious weeds on the site; and (b) inspect the site on a regular basis to ensure that these measures are working effectively; and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area. Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015.	Operation	Compliant	Compliant	Operational Flora and Fauna Management Plan (OFFMP)	An OFFMP will be developed to address this condition	16/07/2025 - Revision 8 of the OFFMP has been received and filed	Document name: SSD7709 MPW S2 OFFMP_Rev08 DPH receipt: Post Approval Form_20241126044736	Outstanding Information Required - Nil
B89	Heavy vehicles used for haulage of imported fill or freight must not use Cambridge Avenue during construction and operation of the development.	Construction and Operation	Compliant	Compliant	Operational Traffic and Access Management Plan (OTAMP)	An OTAMP will be developed to address this condition	16/07/2025 - Revision 10 of the OTAMP has been received and filed	Document name: SSD7709 MPW S2_OTAMP_Rev10 DPH receipt: Post Approval Form_20241126045452	Outstanding Information Required - Nil
B104	The Applicant to ensure that the construction and operation of the proposed development will not prevent the ongoing use of Moorebank Avenue as a public road to a standard commensurate to its current use prior to the development. A staging plan should be submitted to RMS for approval, as part of the WAD package, to ensure adequate capacity is provided along Moorebank Avenue at all times, including a requirement to maintain two lanes open to traffic. The staging plan should provide details of how the road and intersection upgrade works into other road upgrades works approved under the MPE Stage 1 and 2 RSSD applications. Any temporary diversion works not located within the Moorebank Avenue roadway will require separate planning approval.	Construction and Operation	Compliant	Compliant	Staging Plan	A staging plan will be prepared for RMS approval	30/6/2025 - Addressed by approved WAD (June 2022) inclusive of Works Phasing Plans (Attachment G) and approved A44 Staging Report (April, 2024, Aspect Environmental) - approved by DPH 3 May 2024. 6/05/2025 - Condition B104 of MPW 2 SSD 7709 primarily relates to works associated with the Moorebank Avenue/Knox Rd Intersection. It arguably has some connection to MADR - which (temporarily) supplements Moorebank Ave - but the construction works affecting public use of Moorebank Avenue are for all interests and purposes - the MAAI works. MAAI works are subject to an approved WAD with TNSW (formerly RMS) which included Works Phasing Plans at Attachment G. MAAI works are also subject to a Staging Report prepared under SSD 7709 A44/AS and approved by the Department (3/5/2024) - see attached. This Staging Report enabled the requirements of B84 to be considered satisfied, enabling operations to continue beyond the 10,000 GFA threshold identified in B84. The Staging Report addresses the current expectations in the second paragraph of C/C B104. So, in its present form, and approved progressive stages, the MAAI works and operation does "not prevent the ongoing use of Moorebank Avenue as a public road to a standard commensurate to its current use prior to the development". Note B104 identifies a staging report "should" be submitted as part of the WAD package. It is not "must". Nothing there is an approved WAD inclusive of Works Phasing Plans and no further WAD applications are required for the works. 16/07/2025 - Revision 6 of the Staging Plan has been received and filed	Document name: MPW 2 B84 Staging Plan_Rev4_shear DPH receipt: Post Approval Form_20250202052557	Outstanding Information Required - Nil

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B12a	<p>Prior to occupation of any warehouse on the site, the Applicant must undertake a pre-opening Road Safety Audit for heavy vehicle movements associated with operation in and out of the development site via the operational access point to the site, and for motorists and construction vehicle movements along Moorbank Avenue. The Road Safety Audit must be prepared by an independent TNSW accredited road safety auditor in accordance with the relevant Australian guidelines and TNSW's Guidelines for Road Safety Audit Practices to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed operational access arrangements and affected vehicle movements.</p> <p>Note: In accordance with condition B10A, the operational access point to the site is via the Chatham Avenue/Moorbank Avenue intersection or any other alternative as agreed by Transport for NSW in writing.</p>	Operation	Compliant	Compliant	Road Safety Audit	A road safety audit will be prepared to address this condition	28/04/2023 - Road Safety Audit provided to the department	Document name: SSD 7709 Site Access MPW RSA_LogosWGC.1 DPH receipt: Post Approval Form_20230428015618	Outstanding Information Required - Nil
B12b	Prior to occupation of any warehouse on the site, the Applicant must incorporate the corrective actions outlined in the pre-opening Road Safety Audit required under condition B12A in consultation with and with the prior approval of the relevant road authority. Details on the proposed corrective actions must be submitted to the Planning Secretary and TNSW.	Operation	Compliant	Not Triggered	Road Safety Audit	A road safety audit will be prepared to address this condition	28/04/2023 - Road Safety Audit provided to the department	Document name: SSD 7709 Site Access MPW RSA_LogosWGC.1 DPH receipt: Post Approval Form_20230428015618	Outstanding Information Required - Nil
B12c	The Road Safety Audit required by condition B12A is not required if the applicant has completed the Moorbank Avenue and Anzac Road intersection upgrades required under condition B84 prior to occupation of any warehouse on the site.	Operation	Compliant	Not Triggered	Road Safety Audit	A road safety audit will be prepared to address this condition	28/04/2023 - Road Safety Audit provided to the department	Document name: SSD 7709 Site Access MPW RSA_LogosWGC.1 DPH receipt: Post Approval Form_20230428015618	Outstanding Information Required - Nil
B11f	Prior to commencement of operation, the Applicant must prepare an Operational Traffic and Access Management Plan (OTAMP) and submit it to the Planning Secretary for approval. The OTAMP must be prepared by a suitably qualified and experienced person(s) in consultation with Council(s), TNSW and RMS.	Operation	Compliant	Compliant	Operational Traffic and Access Management Plan (OTAMP)	An OTAMP will be developed to address this condition	16/07/2025 - SSD7709_MPW_S2_OTAMP_Rev07_Redacted has been received and filed	Document Name: SSD7709_MPW_S2_OTAMP_Rev07_Redacted RSA_LogosWGC.1 DPH receipt: Post Approval Form_2023114059425	Outstanding Information Required - Nil
B11g	<p>The OTAMP must form part of the CEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6, the OTAMP must:</p> <p>(a) detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; (b) detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network; (c) detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; and (d) set out a framework and procedures for data collection required to prepare the Biannual Trip Origin and Destination Report required under Condition B120 including a main gate monitoring system (e.g. CCTV) to identify heavy vehicles turning right from the terminal onto Moorbank Avenue, or turning left from Moorbank Avenue to the terminal site.</p>	Operation	Compliant	Compliant	Operational Traffic and Access Management Plan (OTAMP)	An OTAMP will be developed to address this condition	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website. 16/07/2025 - Revision 10 of the OTAMP has been received and filed	Document Name: SSD7709_MPW_S2_OTAMP_Rev10 DPH receipt: Post Approval Form_2024112604362 Document Name: P258802_MPW BTODR May 2025 DPH receipt: Post Approval Form_20250625051550	Outstanding Information Required - Nil
B120	<p>Each six months following commencement of operation, the Applicant must prepare a Biannual Trip Origin and Destination Report (in a format agreed with TNSW and RMS) that advises:</p> <p>(a) the total number of actual and standard twenty foot equivalent shipping containers despatched and received during the period; (b) the number of actual and standard twenty foot equivalent shipping containers transported to and from the site by rail during the period; (c) actual hours of operation for the truck gate listing days and hours of operation; (d) records of vehicle numbers accessing the site including a record of heavy vehicle entry by date and approximate time; (e) direction of travel into and out of the site for light vehicles on a representative day; and (f) representative vehicle origins and destinations of all classes of vehicles and covering the intermodal terminal, the warehousing facility and any other uses such as the freight village. A copy of the report required under Condition B120 is to be submitted to the Planning Secretary, TNSW and RMS within one month of its preparation.</p>	Operation	Compliant	Compliant	Biannual Trip Origin and Destination Report (BTODR)	A Biannual Trip Origin and Destination Report has been prepared to address the requirements of this condition.	8/07/2025 - Revision 1 of the BTODR has been filed and uploaded to the Major Projects website.	Document Name: P258802_MPW BTODR May 2025 DPH Receipt: Post Approval Form_20250625051550	Outstanding Information Required - Nil
B120a	<p>A Traffic Audit of the development must be undertaken within 90 days of each of the trigger events identified in B120b, by an independent qualified person(s) approved by the Planning Secretary prior to the commencement of the Traffic Audit. The Traffic Audit must include, but not necessarily be limited to:</p> <p>(a) verification of actual traffic movements against condition A15A; (b) assessment of the traffic performance of the project against the predictions made in EIS, RIS and consolidated assessment certification responses; (c) consideration of the results of the traffic monitoring during a representative period nominated by the auditor; (d) review of compliance with the approved access routes and performance measures prescribed under this consent; (e) consideration of any traffic-related issues raised by TNSW and Council; and (f) findings and recommendations with respect to the traffic performance of the project and any additional measures that may be required to manage traffic associated with the project.</p> <p>Note: In accordance with condition B10A, the operational access point to the site is via the Chatham Avenue/Moorbank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.</p>	Operation	Not Triggered	Not Triggered	Traffic Audit	A traffic audit will be prepared to satisfy this condition	No evidences at moment as event not triggered	Not applicable as condition not triggered	Outstanding Information Required - Nil
B120b	<p>Traffic Audits under condition B120a are required to be undertaken within 90 days of the following trigger events:</p> <p>(a) the MPW Stage 2 daily heavy vehicle movements reaching 1,000 heavy vehicle movements for the first time, and (b) annual container freight throughput on the MPW Stage 2 site reaching each of the following: 50,000 TEU, 250,000 TEU and 500,000 TEU; (c) as may be directed by the Planning Secretary from time-to-time.</p> <p>Within 28 days of conducting the Traffic Audit referred to under condition B120a of this consent, the Applicant must provide the Planning Secretary with a copy of the Traffic Audit report. If the Traffic Audit report identifies non-compliance with condition A15A, or with traffic predictions, approved access routes, or performance measures, the Applicant must detail what additional measures would be implemented to ensure compliance, clearly indicating who would implement these measures, when these measures would be implemented, and how the effectiveness of these measures would be measured and reported to the Planning Secretary.</p>	Operation	Not Triggered	Not Triggered	Traffic Audit	A traffic audit will be prepared to satisfy this condition	No evidences at moment as event not triggered	Not applicable as condition not triggered	Outstanding Information Required - Nil
B120c	<p>Notwithstanding the above, nothing permits the Applicant to exceed the traffic movements specified in condition A15A at any time and any non-compliance with condition A15A is a breach of this consent.</p> <p>Following consideration of the outcomes of the Traffic Audit and the Traffic Audit report referred to under conditions B120a and B120b of this consent, the Planning Secretary may require the Applicant to implement additional traffic mitigation, monitoring or management measures to address traffic impacts associated with the project. The Planning Secretary may require any or all of the measures identified in the Traffic Audit report, or other measures considered appropriate by the Planning Secretary (including additional local area traffic management measures or on-site traffic management controls) to be implemented. The Applicant must implement the measures required by the Planning Secretary.</p>	Operation	Not Triggered	Not Triggered	Traffic Audit	A traffic audit will be prepared to satisfy this condition	No evidences at moment as event not triggered	Not applicable as condition not triggered	Outstanding Information Required - Nil
B121	<p>Prior to the issue of any Occupation Certificate, the Applicant must prepare a specific Workplace Travel Plan and submit it to the Planning Secretary for information. The Workplace Travel Plan must be developed in consultation with TNSW and outline facilities and measures to promote public transport usage, including:</p> <p>(a) peak period and off-peak work responsive express buses to/from the site and Liverpool Station via Moorbank Avenue and Newbridge Roads with frequency dependent on the development of the site; and (b) peak period express buses to/from the site and Holmworthy rail station via Anzac Road, Watlie Grove Drive and Heathcote Road with frequency dependent on the development of the site; and (c) consideration of extension of the 901 bus service and new bus stop locations if required.</p>	Operation	Compliant	Compliant	Workplace Travel Plan (WTP)	A workplace travel plan will be developed and submitted to the Secretary to address this condition.	16/07/2025 - Revision 3 of the WTP has been received, filed and lodged	Document name: SSD7709_MPW_S2 WTP MoDC_Rev3 DPH receipt: Moorbank Intermodal Precinct West - Stage 2 - Post Approval Document Received - (SSD-7709-PA-206)	Outstanding Information Required - Nil
B122	The Applicant must provide an annual report on employee numbers to the Department, TNSW and RMS, commencing one year after commencement of operation of the IMT facility and for up to 5 years from occupation of the final warehouse building.	Operation	Observation	Not Triggered	Annual Report	An annual audit will be prepared to satisfy this condition	No evidences at moment as event not triggered	Not applicable as condition not triggered	Outstanding Information Required - Nil
B123	The Applicant and each occupant/operational must implement the most recent version of the Workplace Travel Plan for the duration of the development.	Operation	Not Compliant	Compliant	Workplace Travel Plan (WTP)	A workplace travel plan will be developed and submitted to the Secretary to address this condition	16/07/2025 - Revision 9 of the WTP has been received, filed and lodged	Document name: SSD7709_MPW_S2 WTP_Rev09 DPH receipt: Post Approval Form_2024112604545	Outstanding Information Required - Nil

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (November 2024 to November 2024)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPH Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
B130	The permitted hours of operation are detailed in Table 3.	Operation	Compliant	Compliant	Operational Noise Management Plan (ONMP)	An operational noise management plan has been prepared to address the requirements of this condition.	16/07/2025 - Revision 5 of the ONMP has been received, filed and lodged	Document Name: SSD7709 MPW S2 ONMP_Rev05 DPH receipt: Post Approval Form_20241126043705	Outstanding Information Required - Nil
B131	The noise generated by the development must not exceed the noise limits in Table 4 which are generated by the overall precinct operations (defined as all activities approved for MPW and MPE).	Operation	Not Compliant	Compliant	Operational Noise Management Plan (ONMP)	An operational noise management plan has been prepared to address the requirements of this condition.	30/04/2025 - No specific monitoring or reporting is required for B131. The following conditions do require monitoring or assessment considering the limits in B131. The following refer to the B131 limits - B138 (mech plant noise assessment/prediction), B139 (mech plant noise monitoring) B140 (MPW wide noise monitoring (which would include MPW considering the B131 wording), multiple requirements) and B140A (Noise Impact Monitoring). B140F should point to the B131 limits instead of self-referencing. 16/07/2025 - Revision 5 of the ONMP has been received, filed and lodged	Document Name: SSD7709 MPW S2 ONMP_Rev05 DPH receipt: Post Approval Form_20241126043705	Outstanding Information Required - Nil
B132	Terminal and rail port shuttle operations must comply with the following: (a) best practice plant for the intermodal terminal facility, including electronic automated container handling equipment or equipment with equivalent sound power levels, (b) locomotives using the development must meet the air emissions standards and noise requirements as specified in the Moorbank Precinct East - Stage 1 Project: Best Practice Review (SSD 12_076), prepared by Arcadis (dated 19 September 2017), (c) wagons using the development must incorporate available best practice noise technologies, such as "one-piece" freight bogies or three-piece freight bogies fitted with cross-bracing or steering arms, and permanently coupled multi-piece steering wagons using Electronically Controlled Pneumatic (ECP) braking with a wire based distributed power system (or better practice technology), (d) automatic rail lubrication equipment must be used in accordance with ASA Standard T HR TR 00111 ST Rail Lubrication and top of rail friction modifiers, where required, and (e) the rail cross sectional profile must be maintained in accordance with ETN-01-02 Rail Grinding Manual for Plain Track to ensure the correct wheel rail contact position and hence to encourage proper rolling stock steering.	Operation	Observation	Compliant	Precinct Operational Air Quality Management Plan (POAQMP)	An operational AQMP will be developed and lodged to the secretary to address this condition	16/04/2025 - Revision 16 of the POAQMP has been filed and lodged 11/07/2025 - Revision 2 of the Best Practice Progress Review has been filed and lodged	Document Name: MIP-POAQMP_SSD7709-update_Rev16_Redacted DPH receipt: Post Approval Form_20241126042759 Document Name: MIP_AQ_Best Practice Progress Review_2025_FINAL DPH receipt: Post Approval Form_20250715042634	Outstanding Information Required - Nil
B133	For all terminal and rail operations, a monitoring and performance management regime to be established in accordance with the conditions of this consent, including but not limited to the requirements of conditions B140-B143, with the objective of ensuring there is no deterioration in noise performance and continual improvement in rail noise outcomes from rail operations throughout the life of the development.	Operation	Compliant	Compliant	Operational Noise Management Plan (ONMP)	An operational noise management plan has been prepared to address the requirements of this condition.	16/07/2025 - Revision 5 of the ONMP has been received, filed and lodged	Document Name: SSD7709 MPW S2 ONMP_Rev05 DPH receipt: Post Approval Form_20241126043705	Outstanding Information Required - Nil
B136	Prior to commencement of operation, the Applicant must prepare an Operational Noise Management Plan (ONMP) and submit it to the Planning Secretary for approval. The ONMP must be prepared by a suitably qualified and experienced person(s).	Operation	Compliant	Compliant	Operational Noise Management Plan (ONMP)	An operational noise management plan has been prepared to address the requirements of this condition.	16/07/2025 - Revision 4 of the ONMP has been received, filed and lodged	Document Name: SSD7709 MPW S2 ONMP_Rev_CLEAN DPH receipt: Post Approval Form_20241126043705	Outstanding Information Required - Nil
B137	The ONMP must form part of the CEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6, the ONMP must include monitoring and reporting as required under Conditions B139, B140 and B141.	Operation	Compliant	Compliant	Operational Noise Management Plan (ONMP)	An operational noise management plan has been prepared to address the requirements of this condition.	16/07/2025 - Revision 5 of the ONMP has been received, filed and lodged	Document Name: SSD7709 MPW S2 ONMP_Rev05 DPH receipt: Post Approval Form_20241126043705	Outstanding Information Required - Nil
B139	The Applicant must carry out noise monitoring of mechanical plant and other noisy equipment for a minimum period of one week where valid data is collected following operator's occupation of the freight terminal, freight village and each warehouse. The monitoring program must be carried out by a suitably qualified and experienced person(s) and a Monitoring Report for Mechanical Plant must be submitted to the Planning Secretary within two months of operation of the freight terminal and occupation of each tenancy to verify predicted mechanical plant and equipment noise levels.	Operation	Compliant	Compliant	Mechanical Plant and Other Noisy Equipment Monitoring	A noise monitoring report has been prepared to address the requirements of this condition.	The status for this condition for the following warehouses are as follows: R1, R3 & N4 yet to be operational R175 - No monitoring required confirmed by Aspect and QUBE 11/09/2025 - N1, N2 and NDC reports have been received and filed	Refer to B139 Noise monitoring of equipment folder for documents	Outstanding Information Required - Nil
B140	Within 12 months of operation of the intermodal terminal facility, occupation of the Y1st warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Planning Secretary, the Applicant must undertake Operational Noise Monitoring to compare actual noise performance of the project against predicted noise performance and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to: (a) noise monitoring to assess compliance with the predicted operational noise levels and the noise limits specified in Table 4; (b) a validation by predictive modelling of the operational noise levels in terms of criteria and noise goals established in the Road Noise Policy (RNP, EPA, 2001); (c) sleep disturbance impacts compared to those determined in documents specified under Condition A3; (d) impacts associated with annoying characteristics such as prominent tonal components, impulsiveness, intermittency, irregularity and dominant low-frequency content; (e) methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are assessed, with specific reference to locations indicative of impacts on sensitive receivers; (f) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers and heavy vehicle mix; (g) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and, if necessary, re-assessment of all feasible and reasonable mitigation measures; (h) identification of additional measures to those predicted in the documents specified under Condition A3, that would be implemented with the objective of meeting the criteria outlined in the RNP and NPI (EPA, 2017), including timing of implementation; (i) details of any complaints and enquiries received in relation to operational noise generated by the project between the date of commencement of operation and the date the report was prepared; and (j) procedures for the management of operational noise and vibration complaints. The Operational Noise Report is to be verified by a suitably qualified and experienced noise and vibration expert. The Operational Noise Report must be submitted to the Planning Secretary and the EPA within 60 days of completing the operational noise monitoring referred to in (a) above or as otherwise agreed by the Planning Secretary.	Operation	Observation	Compliant	Site Noise Monitoring and Reporting	A noise monitoring report has been prepared to address the requirements of this condition.	14/04/2025 - Revision 2 of the noise monitoring report (TM306-22-05F1 MPW B140A Noise monitoring (2)) received, filed and lodged 31/03/2025 - Commencement of operations of the INTS terminal was the 27/05/2024	Document Name: TM306-22-05F1 MPW B140A Noise monitoring (2) DPH receipt: Post Approval Form_20241126043705	Outstanding Information Required - Nil

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2024)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPH Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
B140A	The Applicant is to conduct noise impact monitoring and residual noise impact mitigation in accordance with the following requirements: (a) the Applicant is to engage a Satisfy Qualified and Experienced Acoustic Engineer to undertake a noise survey at R1 to R3 Canada Road, Canada (or an equivalent location if access is denied). Evidence of access being sought and access being denied must be provided to the Planning Secretary before surveying is undertaken at an equivalent location; (b) the noise survey must be undertaken not less than three months and not more than six months from commencement of operation; (c) the noise survey is to be conducted in accordance with the Noise Policy for Industry (NPI) (EPA 2017) to determine: (i) the noise survey must be both attended and unattended. The attended survey must be for a period of 4 contiguous hours in a single day, evening and night time period conducted on days when the Precinct is likely to be operating at maximum capacity at the time. The unattended survey must be conducted for a period of 7 contiguous days not adversely affected by weather and must include the days of the attended surveys; (ii) a copy of the results of the noise survey must be provided to the Planning Secretary for information within one month of completion of the survey; (iii) the noise survey identifies an exceedance arising from use of the Precinct of the LAeq, 15min and the LAFmax noise levels specified in condition B140A (the residual noise impacts). The Applicant is to conduct an assessment as follows: - outlining and justifying the application of the approach to "sustained" exceedance having regard to the number of observed exceedances; - the identification of the likely source(s) of the residual noise impact; - an assessment of the significance of the LAFmax noise level events in accordance with Section 2.5 of the NPI; an assessment of the significance of the residual noise impacts in accordance with Table 4.1 of Section 4 of the NPI. (d) the Applicant must install and maintain a rail noise monitoring system on the rail link at the commencement of operation to continuously monitor the noise from rail operations on the rail link. The system must capture the noise from each individual train passby noise generation event, and include information to identify: (i) the time and date of high train passby; (ii) imagery or video to enable identification of the rolling stock during the day and night; (iii) LAeq (1hour) and LAeq(10hour) from rail operations; and (iv) LAFmax and SEL of individual train passby, measured in accordance with ISO3095; or (v) other alternative information as agreed with, or required by, the Planning Secretary. The results from the noise monitoring system, must be publicly accessible from a website maintained by the Applicant. The noise results from each train must be available as live data on the website, unless unforeseen circumstances (i.e. a system malfunction) have occurred. The LAeq(1hour) and LAeq(10hour) results from each day must be available on the website within 1 hour of the period ending.	Operation	Compliant	Compliant	Site Noise Monitoring and Reporting	A noise monitoring report has been prepared to address the requirements of this condition.	2003/2025 - Acoustics monitoring spreadsheet received and filed 2003/2025 - Revision 1 of the Noise Monitoring report (TM306-22-05F01 MPW B140A Noise monitoring (V1)) received and filed on the Major Projects planning website 14/04/2025 - Revision 2 of the noise monitoring report (TM306-22-05F01 MPW B140A Noise monitoring (V2)) received, filed and lodged	Document Name: TM306-22-05F01 MPW B140A Noise monitoring (V2) DPH receipt: Post Approval Form_20250617052192	Outstanding Information Required - Nil
B141	The Applicant must install and maintain a rail noise monitoring system on the rail link at the commencement of operation to continuously monitor the noise from rail operations on the rail link. The system must capture the noise from each individual train passby noise generation event, and include information to identify: (a) the time and date of high train passby; (b) imagery or video to enable identification of the rolling stock during the day and night; (c) LAeq (1hour) and LAeq(10hour) from rail operations; and (d) LAFmax and SEL of individual train passby, measured in accordance with ISO3095; or (e) other alternative information as agreed with, or required by, the Planning Secretary. The results from the noise monitoring system, must be publicly accessible from a website maintained by the Applicant. The noise results from each train must be available as live data on the website, unless unforeseen circumstances (i.e. a system malfunction) have occurred. The LAeq(1hour) and LAeq(10hour) results from each day must be available on the website within 1 hour of the period ending.	Operation	Compliant	Compliant	Operational Noise Monitoring	Monitoring in place on site and reporting via Moodlebank noise monitoring website	30/04/2025 - This is a monitoring requirement, which requires presentation of the monitoring data. There is no reporting requirement in B141. The reporting is required by SSD 7709 B143. This requirement is currently being met by the permanent noise monitoring system installed and maintained by others, as part of SSD 6766 CoC 07. https://moodlebank.nsw.gov.au/enrolment/enrolment-enrolment-tracking-noise-monitor/	Not applicable as condition addressed via website	Outstanding Information Required - Nil
B142	Prior to the commencement of operation, the Applicant must submit to the Planning Secretary for approval, justification supporting the location for rail noise monitoring, including details of any alternative options considered and reasons for these being dismissed. The noise monitoring location(s) must be west of the MPW Stage 2 connection to the rail link constructed under MPE Stage 1.	Operation	Compliant	Compliant	Rail Noise Monitoring and Reporting	Rail noise monitoring report has been submitted to the planning secretary	16/07/2025 - Rail noise monitoring report has been approved by the secretary, dated 13/05/2024	Refer to B142 Rail noise monitoring location justification folder for documents	Outstanding Information Required - Nil
B143	From the commencement of operation, the Applicant must provide an annual Rail Noise Monitoring Report to the Planning Secretary for a period of 5 years, or as otherwise agreed with the Planning Secretary. The Planning Secretary shall consider the need for further reporting following a review of the results for year 5. Note: the above rail noise monitoring and reporting conditions may be satisfied by the implementation of relevant monitoring and reporting conditions under the MPE Stage 1 consent.	Operation	Compliant	Compliant	Rail Noise Monitoring and Reporting	Rail noise monitoring report has been submitted to the planning secretary	Rail noise monitoring report has been approved by the secretary 11/06/2025 - Consultant has confirmed that the same annual Rail Noise Monitoring Report from condition 07 MPE Stage 1 SSD 6766 can be used for compliance with this condition.	Document Name: TM306-24-02F03 MPE Annual Review 2025 (V1) DPH receipt: Post Approval Form_20250617052192	Outstanding Information Required - Nil
B162	Prior to clearing of native vegetation, a Koala Management Plan (KMP) must be prepared by a satisfy qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The KMP must: (a) make reference to A review of koala tree use across New South Wales (OEH 2018); (b) identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the Intermodal Precinct area and with other core koala habitat areas (i.e. to the south and to the west along Georges River); (c) include commitments to retain Koala use trees on site with phased earthworks (see e.g. Condition B40); (d) include details of structures to eliminate barriers to movement (presented by fences, roads, drainage culverts or pits, rail lines and the like) for koalas and other native fauna likely to use the site or habitat corridor; (e) include details on koala habitat rehabilitation/ restoration within the identified habitat corridors; and (f) include other measures to minimise the risk of harm to koalas.	Operation	Compliant	Compliant	Koala Management Plan (KMP)	A koala management plan has been prepared to satisfy this condition	Koala Management Plan - Dated 12 March 2020 - Rev 3 20/05/2025 - Latest annual monitoring report, revision 1B, received and filed (MPP_Operational_AMR_Accords_2024-2025_Final_v1) 05/06/2025 - Latest baseline koala monitoring report, revision 2, received, filed and lodged (MPP_BaselineKoalaMonitoringReport_Final)	Document Name: MPP_BaselineKoalaMonitoringReport_Final DPH receipt: Post Approval Form_20250720402438	Outstanding Information Required - Nil
B160	Prior to commencement of operation an Operational Flora and Fauna Management Plan (OFFMP) must be prepared by a satisfy qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The OFFMP must include: (a) monitoring, management and maintenance procedures for local habitat corridors; and (b) management and maintenance of other measures and site operations to minimise the risk of harm to koalas and other native fauna.	Operation	Compliant	Compliant	Operational Flora and Fauna Management Plan (OFFMP)	An OFFMP will be developed to address this condition	16/07/2025 - Revision 6 of the OFFMP has been received and filed	Document Name: SSD7709 MPW S2 OFFMP_Rev 6 DPH receipt: Post Approval Form_20230727064317	Outstanding Information Required - Nil
B176	The total quantities of dangerous goods present at any time within the development and transport movements to and from the development must be kept below the screening threshold quantities and movements listed in the Department's Hazardous and Offensive Development Guidelines Applying SEPP 33 (January 2011), with the exception of dangerous goods storage at the Warehouses JR and JN Distribution Precinct.	Operation	Compliant	Compliant	Dangerous Goods Register	A dangerous goods register of each operational warehouse will be developed to address this condition	3/10/2025 - Dangerous goods registers have been provided by tenants 19/12/2025 - Ongoing dangerous goods tracking registers are maintained by the tenants. Records are provided by the property managers upon request.	Refer to B176 Dangerous goods quantities folder for documents	Outstanding Information Required - Nil
B176a	The storage of dangerous goods and combustible materials at the Warehouse JR and JN Distribution Precinct must not exceed the maximum storage quantities listed in Table 3.8 of the Preliminary Hazard Analysis prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023 at all times	Operation	Compliant	Compliant	Dangerous Goods Register	A dangerous goods register of each operational warehouse will be developed to address this condition	October 2024 - only JR and JN warehouses are authorised to store dangerous goods. Both Sydney Tools and Maerns have confirmed that they do not store any dangerous goods on-site. A copy of the tenants' email confirmation is available in the provided folder for reference. 17/03/2025 - Tenants have provided registers of dangerous goods in currently operational warehouses.	Refer to B176a Dangerous goods storage folder for documents	Outstanding Information Required - Nil
B176b	Unless otherwise agreed with the Planning Secretary, at least one month prior to the commencement of the storage of dangerous goods at the Warehouse JR and JN Distribution Precinct, the studies set out below must be submitted to the Planning Secretary: (a) a Fire Safety Study for Warehouse JR and Warehouse JN, addressing the storage of dangerous quantities listed in Table 3.8 of the Preliminary Hazard Analysis prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023, and covering the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, Fire Safety Study Guidelines and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems. The study must satisfy the operational requirements of Fire and Rescue NSW and include documentary evidence that a satisfy qualified and experienced person is satisfied that the Applicant constructed the Warehouse JR and JN Distribution Precinct in accordance with the fire safety systems and proposed designs assessed in the Fire Safety Study. (b) a Final Hazards Analysis for the Warehouse JR and JN Distribution Precinct, consistent with the Department's Hazardous Industry Planning Advisory Paper No. 6, Hazard Analysis, and addressing the storage of dangerous quantities listed in Table 3.8 of the Preliminary Hazard Analysis prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023. Storage of dangerous goods at the Warehouse JR and JN Distribution Precinct must not commence until study recommendations have been considered and, where appropriate, acted upon.	Operation	Observation	Compliant	Fire Safety Guide (FSS) and Final Hazards Analysis (FHA)	An FFS and FHA will be developed to address this condition	16/07/2025 - The FFS and FHA have been received, filed and lodged	Document Name: RCE_21050_Woolworths_FHA_Final_19Nov21_Rev(1) DPH receipt: Post Approval Form_2024102222340 Document Name: RCE-21050_WoolworthsJR_FSS_Final_Rev(0) DPH receipt: Post Approval Form_20241022223008	Outstanding Information Required - Nil

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2024)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPH Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
B176c	Unless otherwise agreed with the Planning Secretary, at least one month prior to the commencement of the storage of dangerous goods at the Warehouse JR and JN Distribution Precinct (or prior to commencement of the storage of dangerous goods at the relevant warehouse, should the development be staged), the plans set out below must be submitted to the Planning Secretary: (a) a comprehensive Emergency Plan and detailed emergency procedures for the safety of all people outside the Warehouse JR and JN Distribution Precinct, who may be at risk from the warehouses. The plan must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'; (b) a document setting out a comprehensive Safety Management System covering all on-site operations and associated transport activities involving hazardous materials for the Warehouse JR and JN Distribution Precinct. The document must clearly specify all safety-related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to procedures. The Safety Management System shall be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 3, 'Safety Management'. Records shall be kept on-site at all times and must be available for inspection by the Secretary upon request. Twelve months after the commencement of operations of Warehouse JR and/or Warehouse JN, should the development be staged, and every five years thereafter, or at such intervals as Council may agree, a comprehensive Hazard Audit of the warehouse(s) must be carried out and a report submitted to the Planning Secretary within one month of each audit. The audits must be carried out at the Applicant's expense by a qualified person or team, independent of the development, approved by the Planning Secretary prior to commencement of each audit. Hazard Audits must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the deferral of the implementation of a recommendation is intended, reasons must be documented.	Operation	Compliant	Not Compliant	Warehouse Operations Emergency Plan (WOEPE)	A WOEPE will be prepared to address this condition	16/07/2025 - WOEPE for warehouse JR and JN received, filed and lodged one month prior to the commencement of the storage of dangerous goods	Document name: SSD7709 MPW S2 WOEPE_Rev06 DPH receipt: Post Approval Form_2024112604135	Outstanding Information Required - Nil
B176d	The Applicant must comply with all reasonable requirements of the Planning Secretary in respect of the implementation of any measures arising from the reports submitted in respect of conditions B176B to B176D, within such time as the Planning Secretary may require.	Operation	Not Triggerred	Compliant	Hazards and Risks	Any requirements will be implemented as required	No evidences at moment as event not triggered	Not applicable as condition not triggered	Outstanding Information Required - Nil
B177	The Applicant (the operator/ occupant of each premises) must store and handle all chemicals, fuels and oils, including Dangerous Goods as defined in the Australian Code for the Transport of Dangerous Goods by Road & Rail, in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection - Participant's Manual if the chemicals are liquids. In the event of an inconsistency between the requirements listed above in (a) and (b), the most stringent requirement must prevail to the extent of the inconsistency.	Operation	Compliant	Compliant	Dangerous Goods Register	A dangerous goods register of each operational warehouse will be developed to address this condition	3/10/2025 - Dangerous goods registers have been provided by tenants 10/12/2025 - Ongoing dangerous goods tracking registers are maintained by the tenants. Records are provided by the property managers upon request.	Refer to B177 Dangerous goods storage and handling folder for documents	Outstanding Information Required - Nil
B178	Fuel stored on the site must only be used for the purposes of refuelling MT facility plant and equipment, boomtrucks and trucks associated with the operation of the Warehouse JR and JN Distribution Precinct.	Operation	Compliant	Compliant	Dangerous Goods Register	A dangerous goods register of each operational warehouse will be developed to address this condition	17/03/2025 - Tenant has confirmed no fuel is currently being stored on site. 3/10/2025 - Dangerous goods registers have been provided by tenants 10/12/2025 - Ongoing dangerous goods tracking registers are maintained by the tenants. Records are provided by the property managers upon request.	Refer to B178 Fuel uses folder for documents	Outstanding Information Required - Nil
B179	Prior to the occupation of each premises and in each instance of occupation by a new occupant, a statement must be submitted to the Planning Secretary confirming that the premises will be operated so as to comply with the requirements of Conditions B176 and B177.	Operation	Compliant	Compliant	Tenant Statement	Tenants will provide a statement which will be submitted and approved by the Secretary to ensure compliance with conditions B176 and B177.	16/07/2024 - The statement from each tenant for each operational warehouse or freight village was provided as follows: 1. INTS - 22/3/2024 2. NI1 - 7/3/2024 3. NI2 - 7/3/2024 4. JR - 22/10/2024 5. JN - 22/10/2024	Refer to B179 Prior to occupation hazards and risks requirements compliance folder for documents	Outstanding Information Required - Nil
B180	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2016) and dispose of all wastes to a facility that may lawfully accept the waste.	Construction and Operation	Compliant	Compliant	Waste Disposal Dockets	Waste disposal dockets from the SICMP contractor to prove that all wastes were properly disposed of will be collected	3/06/2025 - Refer to tipping dockets for waste disposal. Water quality testing is carried out within the MPE OSD Basins and MPW discharge outfalls during the Autumn and Spring services which would identify contaminants. Additionally, during the Major 6 monthly services of the GFTs, all waste is disposed of to an approved EPA waste facility, which is where the tipping dockets are generated in the SICMP logbook reports. At the time of disposal each truck load is sample tested at the waste facility to ensure there are no hazardous chemicals, solvents, asbestos or Hydrocarbons etc before it is disposed of. 10/12/2025 - Ongoing waste tracking registers are maintained by the tenants. Records are provided by the property managers upon request.	Refer to B180 Liquid and non-liquid waste management folder for documents	Outstanding Information Required - Nil
B181	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Construction and Operation	Compliant	Compliant	Waste Disposal Dockets	Waste disposal dockets from the SICMP contractor to prove that all wastes were properly disposed of will be collected	3/06/2025 - Refer to tipping dockets for waste disposal. Water quality testing is carried out within the MPE OSD Basins and MPW discharge outfalls during the Autumn and Spring services which would identify contaminants. Additionally, during the Major 6 monthly services of the GFTs, all waste is disposed of to an approved EPA waste facility, which is where the tipping dockets are generated in the SICMP logbook reports. At the time of disposal each truck load is sample tested at the waste facility to ensure there are no hazardous chemicals, solvents, asbestos or Hydrocarbons etc before it is disposed of. 3/10/2025 - Waste tracking registers have been provided by tenants 10/12/2025 - Ongoing waste tracking registers are maintained by the tenants. Records are provided by the property managers upon request.	Refer to B181 Waste materials removal folder for documents	Outstanding Information Required - Nil
B182	The Applicant must obtain agreement from Council for the design of the waste storage area for each warehouse where the waste collection service will be provided by Council.	Operation	Not Triggerred	Not Triggerred	Waste Management	Agreement with the Council for the design of the waste storage area for each warehouse will be obtained	No evidences at moment as condition not triggered	Not applicable as condition not triggered	Outstanding Information Required - Nil
B183	The OEMP required under Condition C5 must include measures for waste management in accordance with the waste hierarchy set out in the EPA's NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.	Operation	Compliant	Compliant	Operational Environmental Management Plan (OEMP)	An OEMP will be developed to address this condition	27/3/2025 - Revision 8 of the OEMP has been filed and lodged	Document name: SSD 7709 MPW S2 OEMP_Rev08 DPH receipt: Post Approval Form_2024112604549	Outstanding Information Required - Nil
B187	The container wash down facility must: (a) include bonding to include wash area from the stormwater system; (b) be designed and operated to avoid overspray from foams, detergents, mud or fugitive emissions outside wash down bay; (c) include oily water separation, water treatment and recycling; and (d) comply with Sydney Water trade waste requirements for discharge to the sewer.	Operation	Observation	Compliant	Waste Management	Container wash down facility details will be obtained		Refer to B187 Container wash down facility folder for documents	Outstanding Information Required - Nil
B188	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Operation	Compliant	Compliant	Plant and Equipment Management	Plant and equipment management records will be obtained	12/08/2025 - Plant and equipment records are maintained and operated in a proper and efficient manner. The following contractors have provided statements to ensure compliance with this condition: - Safety First - Debs HVAC - Force Five - MPE - CES - Cherynne 10/12/2025 - Based on spot checks and records received above, the plant and equipment used on site are being maintained and operated in a proper and efficient manner.	Refer to B188 Plant and equipment management folder for documents	Outstanding Information Required - Nil
B189	Bushfire asset protection zones must not be within the risarian corridor as defined in Condition B2 other than within areas greater than 40m from top of bank as determined in accordance with condition B2 where evidence is provided to the satisfaction of the Planning Secretary that riparian vegetation, and any trees over 3m in height, will be retained.	Operation	Compliant	Not Triggerred	Bushfire Risk Management Plan (BRMP)	A BRMP will be developed to address this condition	9/07/2025 - Revision G of the BRMP has been filed and lodged	Document name: MPW-Stage-2-BRMP_Rev-G_Final_Redacted DPH receipt: Post Approval Form_2024112606044 Document name: SSD 7709 MPW S2 OERP Rev08 DPH receipt: Post Approval Form_2024112604697	Outstanding Information Required - Nil

Approval ID	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2024)	Monitoring Requirement Methodology (See condition and management plan)	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPH Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
B190	The entire site must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection (PFS, 2006) and the NSW Rural Fire Service's document Standards for asset protection zones.	Operation	Compliant	Not Triggered	Bushfire Risk Management Plan (BRMP)	A BRMP will be developed to address this condition	9/07/2025 - Revision G of the BRMP has been filed and lodged	Document name: MPW-Stage-2-BRMP_Rev-G_Final_Redacted DPH receipt: Post Approval Form_20241126090454 Document name: SSD 7709 MPW S2 CERP Rev08 DPH receipt: Post Approval Form_20241126044917	Outstanding Information Required - Nil
B191	An updated Bushfire Risk Management Plan must be prepared by a suitably qualified person(s) demonstrating that the bushfire asset protection zones can be contained wholly within the development area and that management of the inner protection zone will not impact on the proposed Biodiversity Offset Area. The Bushfire Risk Management Plan must be submitted to the Planning Secretary prior to construction of permanent built surface works.	Operation	Compliant	Not Triggered	Bushfire Risk Management Plan (BRMP)	A BRMP will be developed to address this condition	9/07/2025 - Revision G of the BRMP has been filed and lodged	Document name: MPW-Stage-2-BRMP_Rev-G_Final_Redacted DPH receipt: Post Approval Form_20241126090454 Document name: SSD 7709 MPW S2 CERP Rev08 DPH receipt: Post Approval Form_20241126044917 Document name: MPW-Stage-2-BRMP_Rev-G_Final_Redacted	Outstanding Information Required - Nil
B192	Public road access must comply with section 4.1.3(1) of Planning for Bush Fire Protection (PFS, 2006) except for the requirement for through-access.	Operation	Compliant	Not Triggered	Bushfire Risk Management Plan (BRMP)	A BRMP will be developed to address this condition	9/07/2025 - Revision G of the BRMP has been filed and lodged	Document name: MPW-Stage-2-BRMP_Rev-G_Final_Redacted DPH receipt: Post Approval Form_20241126090454 Document name: SSD 7709 MPW S2 CERP Rev08 DPH receipt: Post Approval Form_20241126044917	Outstanding Information Required - Nil
B193	The provision of water, electricity and gas must comply with section 4.1.3 of Planning for Bush Fire Protection (PFS, 2006).	Operation	Compliant	Not Triggered	Bushfire Risk Management Plan (BRMP)	A BRMP will be developed to address this condition	9/07/2025 - Revision G of the BRMP has been filed and lodged	Document name: MPW-Stage-2-BRMP_Rev-G_Final_Redacted DPH receipt: Post Approval Form_20241126090454 Document name: SSD 7709 MPW S2 CERP Rev08 DPH receipt: Post Approval Form_20241126044917	Outstanding Information Required - Nil
B194	Prior to the commencement of construction and operation, the Applicant must prepare an Emergency Response Plan(s) covering, but not limited to, flooding and bushfire. The Emergency Response Plan(s) must be consistent with Australian Standard AS3745 2010 Planning for Emergencies in Facilities and include details of: (a) assembly points and evacuation routes; (b) evacuation and refuge protocols; and (c) awareness training for employees and contractors.	Operation	Compliant	Not Triggered	Operational Emergency Response Plan (OERP)	An OERP will be developed to address this condition	8/11/2024 - Revision 8 of the OERP has been filed and lodged	Document name: SSD 7709 MPW S2 CERP Rev08 DPH receipt: Post Approval Form_20241126044917	Outstanding Information Required - Nil
B195	The Bushfire Emergency and Evacuation Management Plan must (be prepared by a suitably qualified and experienced person(s), (be consistent with the Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan (PFS, 2014); and (be a copy of the Operational Bushfire Emergency Evacuation Management Plan must be submitted to the Planning Secretary, NSW Rural Fire Service, Council and the Certifying Authority prior to occupation.	Operation	Compliant	Not Triggered	Operational Emergency Response Plan (OERP)	An OERP will be developed to address this condition	8/11/2024 - Revision 8 of the OERP has been filed and lodged	Document name: SSD 7709 MPW S2 CERP Rev08 DPH receipt: Post Approval Form_20241126044917	Outstanding Information Required - Nil
B196	Prior to occupancy of any freight village or warehouse tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Planning Secretary demonstrating that the proposed activity complies with Conditions A17 and A20.	Operation	Compliant	Compliant	Tenant Activities	Tenant activities and occupation statements will be obtained to address this condition	24/07/2025 - Tenant activities and statements have been provided for the current warehouses which are operational. N1 N2 W5 W6	Refer to B196 Tenant and occupation activity folder for documents	Outstanding Information Required - Nil



APPENDIX C – SSD 7709 PART C

Approval (ID)	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2024)	Monitoring Requirement Methodology	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPHI Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
C01	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a)detailed baseline data; (b)details of: (i)the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii)any relevant limits or performance measures and criteria; and (iii)the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c)a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d)a program to monitor and report on the: (i)impacts and environmental performance of the development; (ii)effectiveness of the management measures set out pursuant to paragraph (c) above; (e)a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f)a program to investigate and implement ways to improve the environmental performance of the development over time; (g)a protocol for managing and reporting any: (i)incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii)complaint; (iii)failure to comply with statutory requirements; (iv)roles and responsibilities for implementing the plan; and (v)a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Operation	Compliant	Compliant	Operational Management Plans	Operational management plans have been developed to comply with this condition	16/07/2025 - Operational management plans have been received, filed and lodged. Each management plan and revision are as follows: 1. LVMP, revision 4 2. OEMP, revision 8 3. OFFMP, revision 8 4. CNMP, revision 5 5. OTAMP, revision 10 6. POAQMP, revision 16 7. SICMP, revision 4 8. SOMP, revision 4	Refer to C1 Management plan guidelines folder for all management plans and DPHI receipts	Outstanding Information Required - Nil
C05	The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and submit it to the Planning Secretary for approval.	Operation	Compliant	Compliant	Operational Environmental Management Plan (OEMP)	An OEMP has been prepared to comply with this requirement	16/07/2025 - Revision 8 of the OEMP has been received, filed and lodged.	Document name: SSD 7709 MPW S2 OEMP_Rev08 DPHI receipt: Post Approval Form 20241126044549	Outstanding Information Required - Nil
C06	As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following: (a)describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; (b)describe the procedures that would be implemented to: (i)keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii)receive, handle, respond to, and record complaints; (iii)resolve any disputes that may arise; (iv)respond to any non-compliance; (v)respond to emergencies; and (c)include the following environmental management plans: (i)Operational Traffic and Access Management Plan (see Condition B118); (ii)Stormwater Infrastructure Operation and Maintenance Plan (see Condition B36); (iii)Stormwater Quality Monitoring Program (see Condition B38); (iv)Landscape Vegetation Management Plan (see Condition B62); (v)Operational Traffic and Access Management Plan (see Condition B118); (vi)Operational Noise Management Plan (see Condition B136); and (vii)Operational Flora and Fauna Management Plan (see Condition B160).	Operation	Compliant	Compliant	Operational Management Plans	An OEMP and sub plans have been prepared to comply with this requirement	16/07/2025 - Operational management plans have been received, filed and lodged. Each management plan and revision are as follows: 1. LVMP, revision 4 2. OEMP, revision 8 3. OFFMP, revision 8 4. CNMP, revision 5 5. OTAMP, revision 10 6. POAQMP, revision 16 7. SICMP, revision 4 8. SOMP, revision 4	Refer to C6 Environmental management plan requirements folder for all management plans and DPHI receipts	Outstanding Information Required - Nil
C07	The Applicant must: (a)not commence operation until the OEMP is approved by the Planning Secretary; and (b)operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Operation	Compliant	Compliant	Secretary Approval	Approval of the OEMP by the Secretary will be obtained prior to the commencement of operation	16/07/2025 - Approval from the Secretary of the latest revisions of the OEMP and sub plans have been provided, dated 26/01/2025 1/10/2025 - Approval from the Secretary of the all revisions of the OEMP and sub plans post ER comment review have been provided	Document name: SSD7709_OEMP Review Letter_Rev01	Outstanding Information Required - Nil
C08	Within three months of: (a)the submission of an incident report under Condition C10; (b)the submission of an Independent Audit under Condition C17; (c)the approval of any modification of the conditions of this consent; or (d)the issue of a direction of the Planning Secretary under Condition A3(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Operation	Compliant	Not Triggered	Revision of strategies, plans and programs	The strategies, plans and programs outlined in this condition will be reviewed and the department will be notified within three months if these occurrences were to happen.	27/08/2025 - a) No incident reported under C10 b) First independent audit will be carried out in September 2025. The department have been notified by our request to endorse the auditors. c) There has been no modifications. d) First annual review of OEMP and sub plans will be carried out in October 2025. 25/09/2025 - No directions from the Secretary that would require the need for review of operational plans to date	Document Name: RE_Moorebank Intermodal Precinct West - Stage 2 - Post Approval Document Received - (SSD-7709-PA-354)	Outstanding Information Required - Nil
C09	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. 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.	Operation	Compliant	Compliant	Secretary Approval	If necessary, a new revision of the strategies, plans and programs required under this condition will be finalized and submitted to the secretary for approval.	16/07/2025 - Approval from the Secretary for any updates to the OEMP and sub plans have been filed. First annual review of OEMP and sub plans will be carried out in October 2025.	Refer to C9 Management plan review submission folder for documents	Outstanding Information Required - Nil
C10	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development), and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 3.	Operation	Not Triggered	Not Triggered	Department notification	The department will be notified if there is an incident that occurs.	27/08/2025 - Knight Frank have provided an incident register from the commencement of operations to the 31/08/2025. There is no trigger to notify any incidents.	Refer to C10 Department incident notification folder for documents	Outstanding Information Required - Nil
C11	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	Operation	Not Compliant	Not Triggered	Department notification	The department will be notified if there are any non-compliances.	Not applicable as there are currently no non-compliances	No outstanding information as condition not triggered	Outstanding Information Required - Nil
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Operation	Not Triggered	Not Triggered	Department notification	The department will be notified if there are any non-compliances in accordance to the details set out in this condition.	Not applicable as there are currently no non-compliances	No outstanding information as condition not triggered	No outstanding information as event not triggered

Approval (ID)	Compliance Requirement	Development Phase	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Status of Previous Reporting Period (May 2024 to November 2024)	Monitoring Requirement Methodology	Ongoing Activities and Implementation	Evidence and Comments (Received to date from tenants and consultants)	DPHI Receipt / Consultant Document Name	Outstanding Information / Actions (Required from tenants and consultants)
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Operation	Not Triggered	Not Triggered	Department notification	The department will not be notified multiple times if there is an incident that is also classified as a non-compliance.	Not applicable as there are currently no non-compliances	No outstanding information as condition not triggered	No outstanding information as event not triggered
C14	No later than six weeks before the date notified for the commencement of construction and operation, a Construction Compliance Monitoring and Reporting Program and Operational Compliance Monitoring and Reporting Program respectively, prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Operation	Not Compliant	Not Triggered	Compliance Reporting Post Approval Requirements (Department 2018)	An operational compliance monitoring and reporting program is being prepared for submission to the department and certifying authority six weeks prior to operations commencing.	27/08/2025 - First compliance report (May 24 - Nov 24) was issued in December 2024 and approved. Refer to document Compliance Report - PAR_03032025_090528 for approval letter.	Refer to C14 Compliance Monitoring and Reporting Program folder for documents	Outstanding Information Required - Nil
C15	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation	Not Triggered	Compliant	Compliance Reporting Post Approval Requirements (Department 2018)	An operational compliance monitoring and reporting program is being prepared for submission to the department to satisfy the secretary to ensure operational compliance.	Outstanding Information Required - Nil as there are no non-compliances	No outstanding information as condition not triggered	Outstanding Information Required - Nil
C16	No later one month before the date notified for the commencement of construction and operation, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Construction and Operation	Compliant	Compliant	Operational Independent Audit Program (OIAP)	An independent audit program was prepared and submitted to the department to satisfy the secretary and ensure operational compliance. 8/07/2025 - WolfPeak have been engaged for the first MPW independent audit. The Department has been notified, and the DPHI receipt of the notification has been filed.	16/07/2025 - Revision 4 of the OIAP has been received, filed and lodged	Document Name: SSD7709 MPWS2 OIAP_Rev04 DPHI receipt: Post Approval Form_20241126045211	Outstanding Information Required - Nil
C17	Independent Audits of the development must be carried out in accordance with: (a)the Independent Audit Program submitted to the Department and the Certifying Authority under condition C16 of this consent, and (b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Construction and Operation	Not Compliant	Compliant	Operational Independent Audit Program (OIAP)	An independent audit program was prepared and submitted to the department to satisfy the secretary and ensure operational compliance. 8/07/2025 - WolfPeak have been engaged for the first MPW independent audit. The Department has been notified, and the DPHI receipt of the notification has been filed.	16/07/2025 - Revision 4 of the OIAP has been received, filed and lodged	Refer to C17 Independent Audit guidelines folder for documents	Outstanding Information Required - Nil
C18	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a)review and respond to each Independent Audit Report prepared under Condition C17 of this consent, (b)submit the response to the Department and the Certifying Authority; and (c)make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.	Construction and Operation	Not Triggered	Compliant	Operational Independent Audit Program (OIAP)	An independent audit program was prepared and submitted to the department to satisfy the secretary and ensure operational compliance. 8/07/2025 - WolfPeak have been engaged for the first MPW independent audit. The Department has been notified, and the DPHI receipt of the notification has been filed.	16/07/2025 - Revision 4 of the OIAP has been received, filed and lodged	Document Name: SSD7709 MPWS2 OIAP_Rev04 DPHI receipt: Post Approval Form_20241126045211	Outstanding Information Required - Nil
C19	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Operation	Not Triggered	Compliant	Operational Independent Audit Program (OIAP)	An independent audit program was prepared and submitted to the department to satisfy the secretary and ensure operational compliance. 8/07/2025 - WolfPeak have been engaged for the first MPW independent audit. The Department has been notified, and the DPHI receipt of the notification has been filed.	16/07/2025 - Revision 4 of the OIAP has been received, filed and lodged	Document Name: SSD7709 MPWS2 OIAP_Rev04 DPHI receipt: Post Approval Form_20241126045211	Outstanding Information Required - Nil
C20	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, non-compliance notification, compliance reporting and independent auditing. Note:For the purposes of this condition, as set out in the EP&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.	Operation	Compliant	Compliant	Operational Independent Audit Program (OIAP)	All monitoring reports and audits will comply to the standards set out in Division 9.4 of Part 9 of the EP&A act. 25/06/2025 - Aspect to confirm commencement dates of first MPW independent audit	Pending first MPW independent audit	No outstanding information as condition not triggered	Outstanding Information Required - Nil