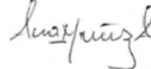


INDEPENDENT AUDIT – OPERATIONS

MOOREBANK INTERMODAL PRECINCT WEST STAGE 2
(SSD 7709)

SEPTEMBER 2025

Authorisation

Author Name:	Derek Low	Reviewer / Approver:	Ana Maria Munoz Acosta
Position:	Lead Auditor	Position:	Reviewer
Signature:		Signature:	
Date:	11/11/25	Date:	11/11/25

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Prepared for:

Tactical Group

Prepared by:

WolfPeak Group Pty Ltd

T: 1800 979 716

W: www.wolfpeak.com.au

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EXECUTIVE SUMMARY

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

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

The Moorebank Precinct West (MPW) involves the development of intermodal freight facilities linked to the interstate and intrastate freight-rail network and includes warehouse and distribution facilities, freight village and ancillary facilities, a rail connection to the Moorebank Precinct East (MPE) rail link connecting the MPW Site to the Southern Sydney Freight Line (SSFL) and a road entry and exit point from Moorebank Avenue. The MPW development site is centred on an approximately 220-hectare area of Commonwealth-owned land, which is adjacent to the SSFL, the East Hills Rail Line, the M5 Motorway and Moorebank Avenue.

MPW development is a staged development subject to several development consents granted under the State Significant Development (SSD) provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). On 11 November 2019, the NSW Independent Planning Commission (the Commission or IPC) approved the development application for the MPW – Stage 2, SSD 7709 (MPW2, the Development or the Project). MPW2 comprises:

- Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum
- Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility
- Intersection upgrades on Moorebank Avenue at Anzac Road and Bapaume Road
- Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site, and
- Construction works and temporary ancillary facilities.

The objective of this Independent Audit is to verify compliance with the relevant consent conditions and assess the effectiveness of environmental management of the development.

This Audit Report presents the outcomes from the first audit for operations of the Project, covering the period from 1 August 2024 to 30 September 2025. The Audit was undertaken in accordance with the SSD 7709 Conditions C17 and in accordance with *Independent Audit Post Approval Requirements* (IAPAR).

The overall outcome of the Audit indicated that compliance was tracked by development personnel. Compliance records were organised and available at the time of the site inspection and during interviews with development personnel on 17 September 2025.

Summary of Findings

- 295 conditions were assessed.
- 139 conditions were considered to be complied with.
- 148 condition were considered to be not triggered.
- 8 non-compliances were identified. These relate to status of Greenstar ratings, reporting and notifications to the Department, noise management, completion of auditing.
- In addition to the above, nine observation were identified regarding container handling and movements, compliance reporting, train emission requirements, complaint management, noise monitoring, and the absence of the container washdown facility.

With respect to key strengths and environmental performance the Auditor notes that:

- Documentation is of a very high quality.
- The precinct appeared to be well maintained, free of waste with no evidence of spills, leaks etc. The noise walls were erected and intact. The on site detention basins appeared to be well installed and functioning.
- Maersk had electrical forks in use across its warehouse. Primary Connect had numerous electrical vehicle charging stations for its staff and visitors.
- The interviewed tenants and project / facility managers and coordinators were aware of their obligations under the Consent, relevant to the activities that they are responsible for.

Detailed findings are presented in Section 3, along with actions proposed or undertaken by the auditees to address the findings.

The Auditor would like to thank the auditees from Tactical, Knight Frank, Maersk and Systems Connect for their high level of organisation, cooperation, and assistance during the audit.

1. INTRODUCTION

1.1 Development overview

The MPW2 is a component of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Intermodal Precinct development. The Moorebank Intermodal Precinct (also referred to as the Moorebank Intermodal Freight Precinct or Moorebank Logistics Precinct (MLP)) is located at Moorebank Avenue, Moorebank, and is proposed to comprise an interstate, intrastate and port shuttle freight, and logistics handling facility for the Sydney Metropolitan Area.

The MPW development site is centred on an approximately 220-hectare area of Commonwealth-owned land, which is adjacent to the SSFL, the East Hills Rail Line, the M5 Motorway and Moorebank Avenue.

The MPW development is a staged development, requiring a number of development consents over its duration. This Independent Audit focuses on MPW2 SSD 7709. Consent for the Development was granted under the SSD provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). On 11 November 2019, the NSW Independent Planning Commission (the Commission or IPC) approved the development application for the MPW2, SSD 7709. ESR is the responsible body for developing and operating the Development.

The approval for the MPW2 involves the following works:

- Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 TEUs per annum, including:
 - a rail terminal with nine rail sidings and associated locomotive shifter
 - a rail link connection from the sidings to the rail link constructed under MPE Stage 1 (SSD 6766) to the SSFL
 - rail and truck container loading and unloading and container storage areas
 - truck waiting area and emergency truck storage area
 - container wash-down facilities and degassing area
 - mobile locomotive refueling station, and
 - engineer's workshop, administration facility and associated car parking.
- Operation of the IMT facility includes operation of the rail link to the SSFL and container freight movements by truck to and from the Moorebank Precinct East (MPE) site.
- Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility and including:
 - six warehouses with a total gross floor area (GFA) of 215,000 m² and, for each warehouse, associated offices, staff amenities, hardstands and truck and light vehicle parking
 - 800 m² freight village (operating from 7am to 6pm, 7 days/ week) including staff/ visitor amenities, and

- internal roads, noise wall, landscaping, lighting and signage.
- Intersection upgrades on Moorebank Avenue at:
 - Anzac Road providing site access
 - Bapaume Road for left turn only out of the site
- Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site.
- Construction works and temporary ancillary facilities, including:
 - vegetation clearing, top soil stripping and stockpiling and site earthworks and temporary on-site detention
 - importation of up to 1,600,000 m³ of uncompacted fill, temporary stockpiling and placement over the entire site to raise existing ground levels by up to 3m
 - materials screening, crushing and washing facilities importation and placement of engineering fill and rail line ballast
 - installation and use of a concrete batching plant, and
 - utilities installation/ connection.

1.2 Changes to the Development

The Development has been modified on three occasions:

- MOD-1 was approved on 24 December 2020 and relates to adjust the southern operational boundary of the MPW2 warehouse area (footprint) and change the maximum warehouse building heights across warehouse areas 5 and 6 (JN and JR). Amendments were also made to increase operational noise criteria and to allow for the storage of dangerous goods on-site at warehouse areas 5 and 6.
- MOD-2 was approved on 30 September 2021 and relates to amendments to the extent of maintenance track requirements (Condition B2(g)), enable location of power services within the roadway (Condition B87), and amend Out of Hours Works Protocol requirements (Condition B135(g)).
- MOD-3 was approved on the 22 July 2024 and relates to changes to the quantities and classes of Dangerous Goods that can be stored at Warehouse areas 5 and 6 (JN and JR) amending Table 7 to condition B176A.

1.3 Operations

The operational activities within the Development are set out in Section 2.1 of the Operational Environmental Management Plan.¹ The layout is presented in Figure 1, below.

¹ Operational Environmental Management Plan: Moorebank Intermodal Precinct - West Precinct Stage 2, (OEMP) Revision 08 dated 8 November 2024.

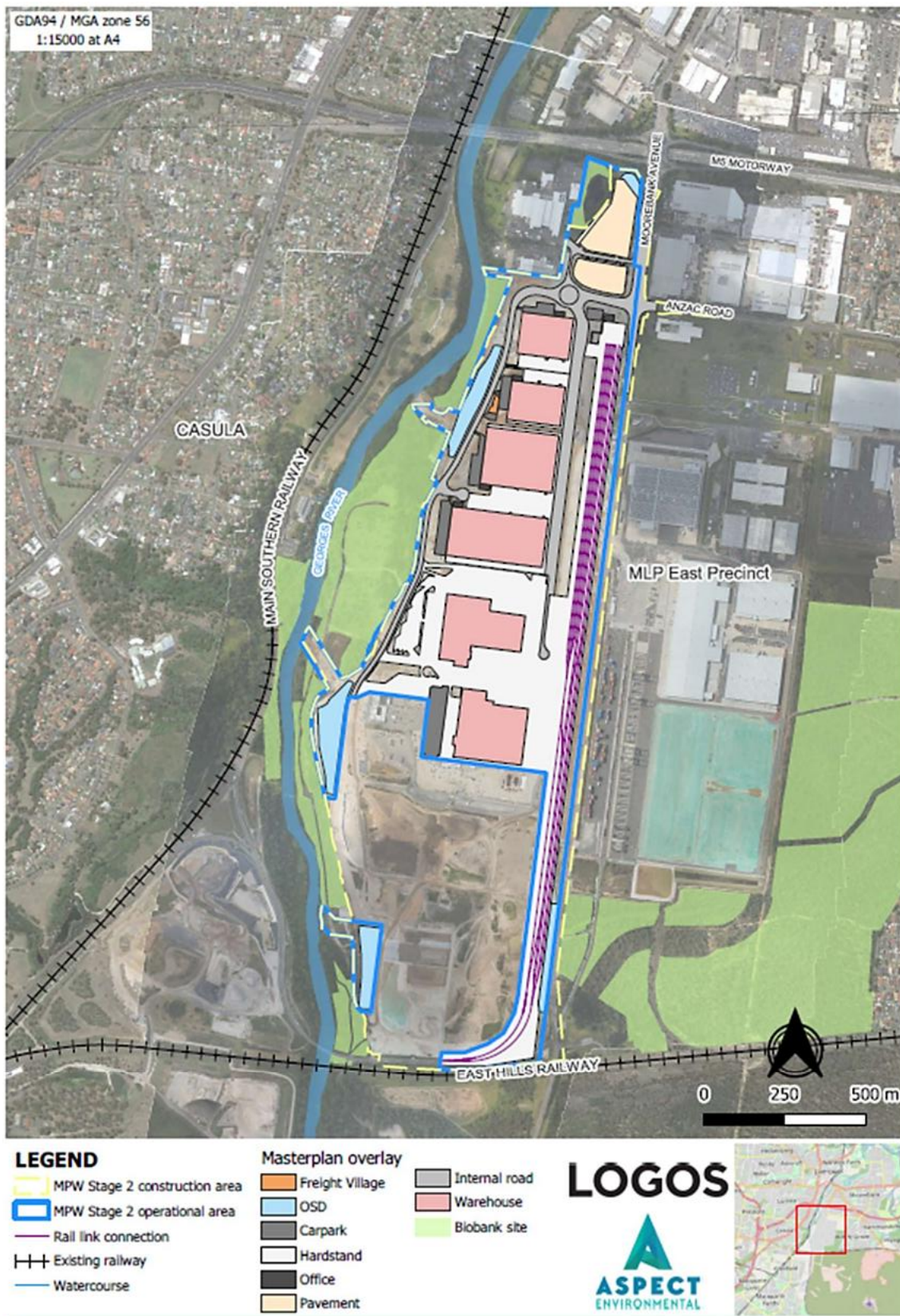


Figure 1 – MPW Stage 2 Operational Layout (Source: Operational Environmental Management Plan November 2024)

The operational components comprise:

- **Intermodal Terminal (IMT) facility:** The IMT facility would support the transport of freight by rail between Victoria, Queensland and regional NSW and port shuttle movements. Trains enter the IMT facility using either the northern or southern Rail link connections, and 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 from the determined locations. Full trains would be sent interstate, intrastate or via port shuttle to a Sydney based port (e.g. Port Botany) by means of the Rail link and the SSFL.
- **Road freight:** The IMT facility would support the transfer of freight between road and rail within NSW. 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 within the Development. Trucks entering the IMT facility would be processed at the truck processing gates and authorized trucks would be held within the truck loading area and/or progress to loading areas. Once in location these trucks would be loaded/unloaded using manual container handling equipment. Unloaded freight would be distributed through one of the container flows. 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 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. Trains would have the capability to wait at an area (which includes facing and trailing crossovers) to the east of the Georges River, prior to entering the SSFL. This would also provide a clear path for trains exiting the SSFL.
- **Warehousing:** Heavy and light vehicles would access the warehouses via the main site access off Moorebank Avenue, light vehicles would park in the allocated parking area adjacent to each warehouse, and heavy vehicles would progress to the truck loading/unloading areas alongside each warehouse. The warehouse tenants are:
 - Warehouse N1 Maersk Logistics & Services Australia Pty Ltd
 - Warehouse N2 Sydney Tools Pty Ltd
 - Warehouse N3 TBA (not yet operational)
 - Warehouse N4 TBA (not yet operational)
 - Warehouse 5 Primary Connect – Moorebank Regional Distribution Centre (MoRDC)
 - Warehouse 6 Primary Connect – Moorebank National Distribution Centre (MoNDC).
- **Freight village (Precinct amenities):** Vehicles would access the precinct amenities area via the main site access off Moorebank Avenue and the internal road. Light vehicles would access and egress the area directly via the allocated parking area adjacent to the precinct amenities area. Service vehicles would enter the area via the one-way

service road, which loops around the rear of the precinct amenities area and exits via the car park.

Operational areas come online progressively as warehouses and the terminal facility are constructed, commissioned, and tenanted. According to the evidence sighted and feedback from Tactical, operations were notified to commence on 27 May 2024 and actual operations commenced on 1 August 2024, with the first train arriving on 4 August 2024.

Management of operational components, on behalf of ESR, are provided by Tactical Group, Knight Frank and each of the tenants. For the purposes of this audit they are collectively referred to as 'the auditees'.

1.4 Approval requirements

SSD 7709 Conditions C16 to C19 of Schedule 2 set out the requirements for undertaking Independent Environmental Audits.

1.5 Audit team

In accordance with Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Development, and appointed by the Planning Secretary. The list of independent auditors who performed the auditing works are shown on Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
Derek Low	WolfPeak	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor (Certificate No 114283 (updated by Exemplar Global during the audit period to C-367713))
Ana Maria Munoz	WolfPeak	Auditor	Exemplar Global Certified Lead Environmental Auditor (Certificate No 115421)

Approval of the Audit Team was provided by the Department on 8 August 2025. The letter is presented in Appendix B. Declarations of independence are presented in Appendix F.

1.6 Audit objectives

The objective of this Independent Audit is to satisfy SSD 7709 Schedule 2, Condition C17.

Condition C17 states:

Independent Audits of the development must be carried out in accordance with:

- (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier 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).*

The Operational Independent Audit Program was prepared in accordance with Condition C16 and IAPAR and submitted to and approved by the Department. The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Audit seeks to fulfill the requirements of Condition C17, to verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Development.

1.7 Audit scope

This audit is the first for the operations for the MPW2 Development covering the period from commencement of operations (1 August 2024) to 30 September 2025 (the audit period). Construction activities do not form part of the audit scope.

The scope of the Independent Audit comprises:

- An assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
- A review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the development during the audit period
- A review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- A high-level review of the development's environmental management systems
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and

- Any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance.

2. AUDIT METHODOLOGY

2.1 Audit process

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

2.2 Audit process detail

2.2.1 Audit initiation and scope development

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

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

2.2.2 Preparing audit activities

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

2.2.3 Consultation

On 15 August 2025 WolfPeak consulted with the Department to obtain their input on the scope of the Independent Audit and to confirm whether other stakeholders should be consulted, in accordance with Section 3.2 of the IAPAR. No response was received from the Department. The consultation record is attached in Appendix C.

2.2.4 Meetings

The opening and closing meetings were held on site on 17 September 2025 with development personnel and WolfPeak auditor. During the opening meeting, the objectives and scope of the Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The auditor conducted interviews on 17 September 2025 with key development personnel during the site inspection and document review. The names of personnel interviewed during the audit are provided in Table 2. All other communication was conducted remotely, which included detailed requests for information and auditee responses to the request.

Table 2: Audit meeting attendance and personnel interviewed

Personnel	Position	Company
Mark Howley	Senior Project Manager	Tactical Group
Matthew Kim	Project Coordinator	Tactical Group
Suzana James	Facilities Coordinator	Knight Frank
Steven Contanario	Facilities Manager	Knight Frank
Deep Bhinder	Operations Manager	Maersk
George Parousis	Facilities Manager	Primary Connect

2.2.6 Site inspection

The on-site audit activities took place on 17 September 2025 and included an inspection of the entire operational area of the MPW2 site, excluding Warehouse N2 Sydney Tools Pty Ltd which was not accessible on the day of the inspection. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

The Audit included the investigation and review of Development files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendix A.

2.2.8 Generating audit findings

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

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans, and
- Site inspections of relevant locations, activities and processes.
- Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR. These are replicated in Table 3.

Table 3: Compliance status descriptors

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

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

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post-approval documents:

- have been developed in accordance with the Conditions and their content is adequate.
- have been implemented in accordance with the Conditions.

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

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

2.2.11 Completing the audit

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

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 7709 applicable to the works being undertaken, and selected mitigation measures and commitments from the OEMP and associated sub-plans. The primary documents reviewed prior to and after the site visit are listed below. The full list of documents audited and evidence sighted in in Appendix A.

- Moorebank Precinct West - Stage 2 Proposal Environmental Impact Statement – (SSD16-7709), Arcadis, October 2016 (EIS)
- Moorebank Precinct West - Stage 2 Proposal Response to Submissions – SSD 16_7709, Arcadis, July 2017 (and clarifications) (RtS)
- *Development Consent SSD 7709, 11 November 2019 (Consent)*, including Modification 1 (approved 24 December 2020), Modification 2 (approved 30 September 2021) and Modification 3 (approved 22 July 2024)
- Operational Environmental Management Plan: Moorebank Intermodal Precinct - West Precinct Stage 2, (OEMP) Revision 08 dated 8 November 2024
- Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024
- Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024
- Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024
- Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024
- Stormwater Quality Monitoring Program: Moorebank Intermodal Precinct – West Precinct Stage 2, (SQMP) Revision 04 dated 8 November 2024
- Stormwater Infrastructure Operation and Maintenance Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (SIOMP) Revision 04 dated 8 November 2024
- Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024
- Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11 June 2025
- Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24 June 2025
- Pre-Operation Compliance Report Moorebank Logistics Park- West Precinct Stage 2, 14 May 2024
- Operation Compliance Report, May 2024 to November 2024, 30 December 2024.

3.2 Previous audit findings

This is the first audit on the operations of the Development, delivered under the approved Operation Independent Audit Program. As such there are no previous findings.

There are findings that were open on completion of the previous construction phase audit. These all relate to construction (not operations) and are reported within the audit reports conducted under the construction phase audit program.

3.3 Summary of compliance

The summary of conditions assessed and compliance status from the audit is presented in Table 4. The non-compliances and observations (along with associated recommended or completed actions) are presented in Table 5. Detailed findings against each requirement are presented in Appendix A.

Table 4: Summary of conditions assessed and compliance status

Part of the Consent	No. of conditions assessed	Compliance status		
		Compliant	Non-compliant	Not triggered
Part A	62	42	1	19
Part B	212	88	4	120
Part C	21	9	3	9
Total	295	139	8	148

Table 5: Findings and recommendations from this first operational audit (1 August 2024 – 30 September 2025)

Item ²	Condition	Type	Requirement	Finding	Recommended or completed action ³	Status ⁴
SSD7709_Ops_1	A3	Non-compliance	<i>The development may only be carried out:</i> a) <i>in compliance with the conditions of this consent;</i> b) <i>in accordance with all written directions of the Planning Secretary;</i> c) <i>in accordance with the EIS, Response to Submissions (RtS) and Consolidated assessment clarification responses;</i> d) <i>in accordance with the modification application SSD-7709-Mod-3 and supporting documentation; and</i> e) <i>in accordance with the management and mitigation measures in Appendix 2.</i>	Non-compliance: Refer to evidence and findings from elsewhere in this table. Non-compliances have been identified against various conditions and thus compliance with A3a) has not been achieved.	Refer to specific findings and recommended actions to address each.	Closed
SSD7709_Ops_2	A14	Observation	<i>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).</i>	Observation: Statements from each tenant have been made confirming that warehousing and distribution facilities must only be used for activities associated with freight using the either the MPE or MPW rail intermodal terminal. However there does not appear to be any monitoring or verification of whether containers that are transferred between the site and Port Botany are transferred by rail. In preparation for this audit, the auditees presented the below statement from Ason Group, dated 30/07/25: <i>"To monitor this, ESR/Tactical would need a report of all container movements (to/from the INTS and the warehouses) between the site and Port Botany and confirmation that these containers arrived by rail and that none arrived by road, unless that was due to the unforeseen circumstances listed. This again was previously discussed, and whilst theoretically we could set up cameras that monitor containers entering or exiting MPW via truck, there is no obvious way how we could determine which containers are to/from Port Botany (non-compliant) or to/from elsewhere (compliant)."</i>	The Auditor recommends that tenant container booking systems include steps that ensure containers that are transferred between the site and Port Botany are only transferred by rail unless otherwise approved (as per this condition) and that records demonstrating compliance be retained.	Open
SSD7709_Ops_4	A32	Observation	<i>The Applicant must:</i> a) <i>not commence Construction until the Community Communication Strategy has been approved by the Planning Secretary.</i> b) <i>implement for the Community Communication Strategy for the duration of construction and for 12 months following the commencement of operation.</i>	Observation: Operational components of the CCS appear to have been implemented in that community updates continue to occur, the website remains current and complaints are being recorded. However, the Auditor draws attention to the metrics in Table 3-3 of the Community Communications Strategy which set benchmarks for responses to complaints. The Auditor is of the view that the complaints register does not provide sufficient information to understand whether the complaint was adequately responded to nor whether the response was provided in a timely manner in all cases.	Consider updating the complaints register to clearly demonstrate that benchmarks from Table 3-3 of the Community Communications Strategy are being met.	Open

² Numbers may not be sequential.

³ The recommended or completed actions do not preclude the requirement to notify the Department of any actual non-compliance within 7 days of becoming aware of them in accordance with C11-C13.

⁴ Status of finding and action according to the Auditor at the time of finalising the Report.

Item ²	Condition	Type	Requirement	Finding	Recommended or completed action ³	Status ⁴
SSD7709_Ops_8	B38	Observation	<i>Prior to commencement of operation, the Applicant must prepare a Stormwater Quality Monitoring Program in consultation with Council and the EPA. The program must form part of the OEMP required under Condition C5, be implemented for the life of the development and include the following:</i> <i>a) base line water quality data;</i> <i>b) monitoring parameters;</i> <i>c) water quality assessment criteria;</i> <i>d) receiving water quality monitoring sites in Anzac Creek and upstream and downstream of the site in the Georges River;</i> <i>e) monitoring of water quality at sediment basin/ on-site detention/ bioretention basin outlet channels and piped outlets discharging to the Georges River;</i> <i>f) frequency of sampling, including wet weather sampling;</i> <i>g) method of sampling and analysis;</i> <i>h) assess water quality and quantity performance for construction discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and</i> <i>i) include sampling locations and the frequency of sampling including wet weather sampling.</i>	Observation: The Operational Compliance Report for May - November 2024 (presented on the Project website) states that there are no operational water quality reporting requirements under SSD 7709. This is incorrect. Sections 2 and 4 of the approved Stormwater Quality Monitoring Program, establishes 6 monthly monitoring in Autumn and Spring. Monitoring records were sighted for Autumn 2024, Spring 2024, Autumn 2025, consistent with the Stormwater Quality Monitoring Program. .	Update the Operational Compliance Report/s to acknowledge and report on the operational water quality monitoring required by and completed under the Stormwater Quality Monitoring Program.	Open
SSD7709_Ops_9	B46	Observation	<i>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:</i> <i>a) 2 g/m2/month maximum increase in deposited dust level; and</i> <i>b) 4 g/m2/month maximum deposited dust level.</i>	Observation: According to the operational compliance monitoring report for May – November 2024 monitoring was completed in accordance with this requirement and there were 4 exceedances of the deposited dust criteria. Dust deposition monitoring is reported quarterly by SERS. The data for November 24 – September 25 indicates that results are compliant, with the exception of April – June 2025 with multiple exceedances across both MPE and MPW. The reports do not determine the specific source.	The Auditor is of the view that deposited dust generation is likely to be attributable to construction across the area (either directly or as a result of material tracking onto operational roads). Dust generation from operations is likely limited.	Closed
SSD7709_Ops_10	B51	Non-compliance	<i>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.</i>	Non-compliance: The Occupation Certificates sighted do not verify compliance with this requirement. In response to this finding in the draft report, the auditees stated that '<i>the current status is that the MPW warehouses are registered [with the Green Building Council of Australia] and pending a rating.</i>' On this basis the Auditor cannot confirm whether the warehouses designs and operations meet this requirement.	Obtain 4 star rating from Green Building Council of Australia	Open
SSD7709_Ops_13	B122	Observation	<i>The Applicant must provide an annual report on employee numbers to the Department, TfNSW 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.</i>	Observation: No standalone <i>annual report on employee numbers has been submitted. This information has instead been included in the BTODR (Section 6) and submitted as part of that document under condition B120.</i>	The employee numbers have been reported in the BTODR under condition B120.	Closed
SSD7709_Ops_14	B123	Non-compliance	<i>The Applicant and each occupant/operator must implement the most recent version of the Workplace Travel Plan for the duration of the development.</i>	Non-compliance: There is no evidence available to demonstrate that commitments WT-2, WT-7 – WT12, or reporting from section 3.1 of the Workplace Travel Plan have been implemented.	Ensure all tenants and contractors are implementing the Workplace Travel Plan in full.	Open

Item ²	Condition	Type	Requirement	Finding	Recommended or completed action ³	Status ⁴																									
SSD7709_Ops_15	B131	Non-compliance	<i>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)</i> <i>Table 4: Operational Noise Limits dB(A)</i> <table><tr><th><u>Location (residential receivers)</u></th><th><u>Day LAeq,15 minute</u></th><th><u>Evening LAeq,15 minute</u></th><th><u>Night LAeq,15 minute</u></th><th><u>Night LA_Fmax Sleep Arousal Screening Level</u></th></tr><tr><td><u>Casula</u></td><td><u>46 dB</u></td><td><u>44 dB</u></td><td><u>39 dB</u></td><td><u>52 dB</u></td></tr><tr><td><u>Glenfield</u></td><td><u>49 dB</u></td><td><u>46 dB</u></td><td><u>42 dB</u></td><td><u>52 dB</u></td></tr><tr><td><u>Wattle Grove</u></td><td><u>44 dB</u></td><td><u>42 dB</u></td><td><u>42 dB</u></td><td><u>52 dB</u></td></tr><tr><td><u>Wattle Grove North</u></td><td><u>41 dB</u></td><td><u>41 dB</u></td><td><u>41 dB</u></td><td><u>52 dB</u></td></tr></table> <i>Notes: To determine compliance with the LAeq,15 minute noise limits, noise from the development is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 m of a dwelling where the dwelling is more than 30 m from the boundary. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 7 of the NPI). The modification factors in Fact Sheet C of NPI must also be applied to the measured noise levels where applicable.</i> <i>To determine compliance with the LA1,1 minute noise limits, noise from the project is to be measured at 1 m from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 7 of the NPI).</i> <i>The noise emission limits identified above apply under meteorological conditions of:</i> <i>i. wind speeds of up to 3 m/s at 10 m above ground level; or</i> <i>ii. 'F' atmospheric stability class.</i>	<u>Location (residential receivers)</u>	<u>Day LAeq,15 minute</u>	<u>Evening LAeq,15 minute</u>	<u>Night LAeq,15 minute</u>	<u>Night LA_Fmax Sleep Arousal Screening Level</u>	<u>Casula</u>	<u>46 dB</u>	<u>44 dB</u>	<u>39 dB</u>	<u>52 dB</u>	<u>Glenfield</u>	<u>49 dB</u>	<u>46 dB</u>	<u>42 dB</u>	<u>52 dB</u>	<u>Wattle Grove</u>	<u>44 dB</u>	<u>42 dB</u>	<u>42 dB</u>	<u>52 dB</u>	<u>Wattle Grove North</u>	<u>41 dB</u>	<u>41 dB</u>	<u>41 dB</u>	<u>52 dB</u>	Non-compliance: Renzo Tonin completed noise impact monitoring assessment in accordance with B140A. The assessment concluded that <i>The noise monitoring surveys determined that the noise emissions from MIP operations were less than the SSD 7709 Conditions of Consent (CoC) LAeq15min noise limits at all surrounding receiver locations for all monitoring periods.</i> <i>Typically, the maximum noise levels from MIP operations were generally compliant with the LAmax noise limits, however, a number of periods were identified where the LAmax noise levels were above the LAmax noise limit for residences in Casula. These periods were further investigated, and it was identified that onsite activity generating the noise events were as follows:</i> <i>• Reach stackers handling containers at the north end of IMEX.</i> <i>• Truck horn events associated with container handling.</i> <i>• Reach stacker handling of containers at a MPW warehouse.</i> In response to this finding, the auditees provided a response from Qube which discusses the mitigations that they have considered and sought to implement on IMEX. There is no discussion regarding the handling of containers at the MPW warehouses.	As per the recommendation from the noise assessment, the response process detailed in Section 4.3 and Table 4-1 of the Operational Noise Management Plan should be followed for all potential sources of the noise exceedances.	Open
<u>Location (residential receivers)</u>	<u>Day LAeq,15 minute</u>	<u>Evening LAeq,15 minute</u>	<u>Night LAeq,15 minute</u>	<u>Night LA_Fmax Sleep Arousal Screening Level</u>																											
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Item ²	Condition	Type	Requirement	Finding	Recommended or completed action ³	Status ⁴
SSD7709_Ops_16	B132	Observation	<i>Terminal and rail port shuttle operations must comply with the following:</i> a) <i>best practice plant for the intermodal terminal facility, including electronic automated container handling equipment or equipment with equivalent sound power levels;</i> b) <i>locomotives using the development must meet the air emissions standards and noise requirements as specified in the Moorebank Precinct East – Stage 1 Project: Best Practice Review (SSD 12_6766), prepared by Arcadis dated 19 September 2017);</i> c) <i>wagons using the development must incorporate available best practice noise technologies, such as “one-piece” freight bogies or three-piece freight bogies fitted with cross-bracing or steering arms; and permanently coupled ‘multi-pack’ steering wagons using Electronically Controlled Pneumatic (ECP) braking with a wire based distributed power system (or better practice technology);</i> d) <i>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</i> e) <i>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.</i>	Observation: The ability of operations at MPW to comply with this requirement in full is unclear. This requirement is addressed in Section 3.4.2 of the Operational Noise Management Plan. It states: <i>‘Several measures to mitigate noise associated with the operation of the Rail Link are identified in the MPE Stage 1 (SSD 6766) Development Consent. MPE Stage 1 operational rail noise and mitigation measures are covered under the following suite of documents:</i> • <i>Draft Brake Squeal Report (SSD 6766 CoC F5)</i> • <i>Functional Spec for Noise Monitoring System and Appendices identifying preferred monitoring locations (SSD 6766 CoC G7 and G7A)</i> • <i>Best Practice Wagon Report (SSD 6766 CoC G6b)</i> • <i>Background Rail Noise Monitoring Report (SSD 6766 FCMM Condition 3C), as required, upon completion of the rail noise study.</i> <i>No additional rail noise mitigation measures are considered necessary for the MPW Precinct.’</i> The Operational Noise Management Plan was approved by the Department. The Best Practice Progress Review 2025 (Arcadis, 11/07/25) was prepared in accordance with Table 4-5 of the Precinct Operational Air Quality Management Plan. It commits to completing a Best Practice Progress Review annually for up to seven years from commencement of operation. The Review noted that IMEX <u>cannot restrict movements as it is an open terminal</u>. It did however recommend that <i>‘Qube is advised to complete a detailed review of the existing fleet utilising the IMEX terminal and for any other locomotives potentially using the terminal. This review can be used to develop a matrix for the fleet that intend to use the IMEX terminal and to compare this fleet to the wider locomotive fleet. The aim would be to identify the implementation of best practice performance in emissions reduction and a road map for ongoing review and improvement, in addition to the recommendations identified throughout this document.’</i> Whether or not the rail fleet meet the emission requirements from this condition is unclear.	The Best Practice Progress Review 2025 (Arcadis, 11/07/25) was submitted to the Department on 15/07/25. The Auditor is not aware of the Department providing any feedback on its findings or recommendations. It is recommended that ESR seek confirmation from the Department as to whether they accept or have comments on the Review.	Open

Item ²	Condition	Type	Requirement	Finding	Recommended or completed action ³	Status ⁴
SSD7709_Ops_17	B140	Observation	<i>Within 12 months of operation of the intermodal terminal facility; occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Planning Secretary, the Applicant must undertake Operational Noise Monitoring to compare actual noise performance of the project against predicted noise performance and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to:</i> <i>a) noise monitoring to assess compliance with the predicted operational noise levels and the noise limits specified in Table 4;</i> <i>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);</i> <i>c) sleep disturbance impacts compared to those determined in documents specified under Condition A3;</i> <i>d) impacts associated with annoying characteristics such as prominent tonal components, impulsiveness, intermittency, irregularity and dominant low-frequency content;</i> <i>e) methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers;</i> <i>f) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers and heavy vehicle proportions;</i> <i>g) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all feasible and reasonable mitigation measures;</i> <i>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> <i>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</i> <i>j) procedures for the management of operational noise and vibration complaints.</i> <i>The Operational Noise Report is to be verified by a suitably qualified and experienced noise and vibration expert.</i> <i>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.</i>	Observation: The auditees notified the proposed commencement of operations on 18/12/23 as being 18/03/24. On 27/05/24 this was updated to 27/05/24. According to the auditees actual commencement occurred on 01/08/24 and this was communicated by the auditees to the Department in preparation for this audit. The B140 noise report states that the noise monitoring was conducted in August 2025. The Report was finalised on 03/10/25 and submitted to the Department on 06/10/25.	The Report was finalised on 03/10/25 and submitted to the Department on 06/10/25.	Closed

Item ²	Condition	Type	Requirement	Finding	Recommended or completed action ³	Status ⁴
SSD7709_Ops_18	B176B	Observation	<i>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 JH Distribution Precinct, the studies set out below must be submitted to the Planning Secretary:</i> <i>a Fire Safety Study for Warehouse JR and/or 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 be prepared in consultation with satisfy the operational requirements of Fire and Rescue NSW and include documentary evidence that a suitably qualified and experienced person is satisfied that the Applicant constructed the Warehouse JR and JN Distribution Precinct in accordance with the fire safety systems and proposed designs assessed in the Fire Safety Study.</i> <i>(b) a Final Hazards Analysis for the Warehouse JR and/or Warehouse 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.</i> <i>Storage of dangerous goods at the Warehouse JR and JN Distribution Precinct must not commence until the relevant study recommendations for the subject warehouse have been considered and, where appropriate, acted upon.</i>	Observation: The Final Hazard Analysis (FHA) and Fire Safety Study (FSS) were submitted to the Department well prior to the commencement of storage of dangerous goods at Warehouses JN and JR. The Auditor observes that there has been significant correspondence between the Proponent and the Department on the scope and content of the FHA and FSS between their initial submission in 2021, to the most recent revisions in June and July 2025. The Auditor is not aware as to whether the Department has accepted the 2025 revisions of the FHA and FSS (relating to Warehouse JN). According to the auditees storage of dangerous goods above the thresholds in B176 has not occurred at Warehouse JR and the FHA and FSS for Warehouse JR have not yet been finalised/submitted.	Seek confirmation from the Department that they have no further comments on the FHA and FSS for Warehouse JN.	Open
SSD7709_Ops_19	B176D	Non-compliance	<i>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.</i>	Non-compliance: There is no evidence available to demonstrate that this requirement has been met. According to the auditees the audit is proposed to occur in late 2025 which would be ~17 months after commencement of operations.	Carry out a comprehensive Hazard Audit of the warehouse/s and submit the Hazard Audit Report (accompanied by a program for the implementation of all recommendations made in the audit report) to the Department.	Open
SSD7709_Ops_22	B187	Observation	<i>The container wash down facility must:</i> <i>a) include bunding to exclude wash area waste from the stormwater system;</i> <i>b) be designed and operated to avoid overspray from foams, detergents, mud or fugitive emissions outside wash down bays;</i> <i>c) include oily water separation, water treatment and recycling; and</i> <i>d) comply with Sydney Water trade waste requirements for discharge to the sewer.</i>	Observation: According to the auditees, there is no container wash down facility on SSD 7709 despite this being described in the RtS.	Verify whether the omission of the container washdown facility triggers the need to conduct a modification to the Approval.	Open
SSD7709_Ops_24	C11	Non-compliance	<i>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.</i>	Non-compliance: The auditees were aware that this audit was not conducted within the first year of operations as is required by C17. This was not notified to the Department.	This audit has been completed after the due date. This non-compliance (along with all others identified as part of the audit), should be reported in accordance with C11.	Open

Item ²	Condition	Type	Requirement	Finding	Recommended or completed action ³	Status ⁴
SSD7709_Ops_25	C14	Non-compliance	<i>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.</i> <i>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</i> <i>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.</i>	Non-compliance: The Pre-Operation Compliance Report and Operational Compliance Report 1, as required under the OCMRP, were prepared and are available on the development website. However there is no evidence showing that the Department and Certifier were made aware of publication at least 7 days prior to this occurring.	Notify the Department of publication of the two Compliance Reports.	Open
SSD7709_Ops_26	C17	Non-compliance	<i>Independent Audits of the development must be carried out in accordance with:</i> <i>a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C16 of this consent; and</i> <i>b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</i>	Non-compliance: The Operational Independent Audit Program and the Independent Audit Post Approval Requirements requires an operational audit to occur within 12 months of commencement of operations. According to the auditees, operations commenced on 01/08/24 and this audit site inspection did not occur until 17/09/25.	The audit was conducted in accordance with the Operational Independent Audit Program and the Independent Audit Post Approval Requirements after the required date.	Closed

3.4 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined based on:

- whether any non-compliances resulting from the implementation of the document, and
- whether there are any opportunities for improvement.

The OEMP and associated sub-plans listed in Section 3.1 are considered by the Auditor to be of a very high quality. Each of the documents address the required conditions and mitigation measures listed in Appendix 2 of the Consent. It is the Auditor's view that the documents are coherent and able to be implemented. The documents appear to have been prepared by suitably qualified and experienced persons, subject to review and consultation (where required) and were approved by the Department prior to commencement of operations. The non-compliances and other observations raised during this audit (refer to Section 3.2) are not related to the content of the OEMP and associated sub-plans.

3.5 Summary of notices from agencies

A range of correspondence between the auditees and the Department occurred during the audit period, including informal correspondence (emails, portal responses and the like) and letters of agreement / acceptance / approval in response to submissions made (including letters from the Department which had directions incorporated). These are included in Appendix A.

The Auditor is not aware of any formal Notices (Warnings, Penalty Infringement Notices etc). issued by the Department or any other agency to the auditees relating to operations during the audit period.

3.6 Other matters considered relevant by the Auditor or DPHI

The Department did not respond to consultation on the audit scope (refer to Section 2.2.1). The Auditor has no other matters considered relevant beyond the findings presented in Section 3 of this Report.

3.7 Complaints

A complaints register is being maintained for the entire MIP development. Complaints in the register presented are not specific to the MPW2 development - SSD 7709. (i.e. a complaint would be raised about the broader development, rather than any activity associated with the development and ESR would investigate accordingly). 42 x complaints were recorded in total since the commencement of operations (1 August 2024) to 30 September 2025. The majority of complaints relate to traffic and design related matters (primarily associated with Moorebank Avenue). The breakdown of complaints by issue is presented in Figure 2.

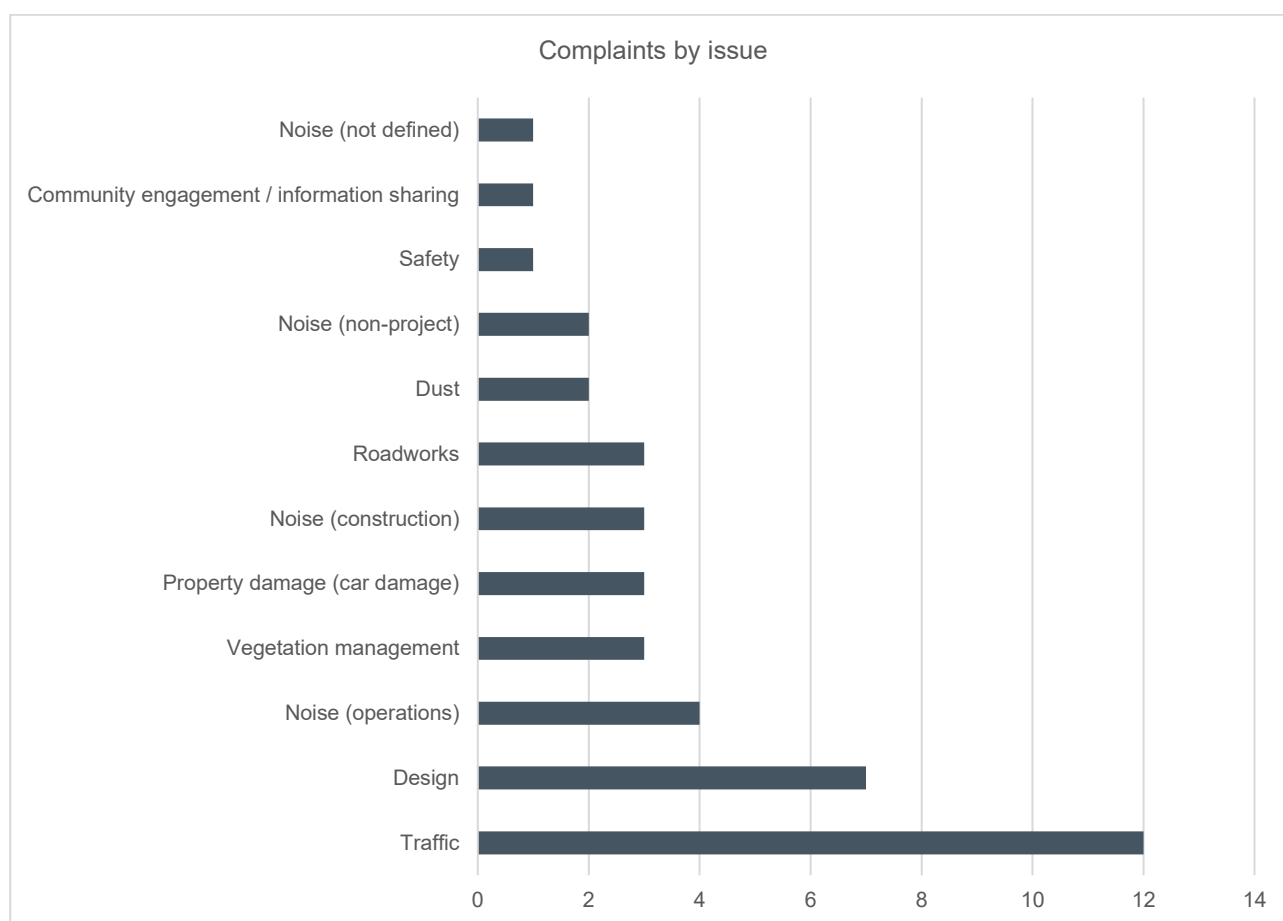


Figure 2: Complaints by issue between 1 August 2024 and 30 September 2025

The Auditor draws attention to the finding against condition A32 in section 3.2. The Auditor is of the view that the complaints register does not provide sufficient information to understand whether the complaints were responded to in accordance with the Community Communication Strategy in all instances.

3.8 Incidents

The auditees did not identify any reportable incidents associated with SSD 7709 during the audit period.

3.9 Actual versus predicted impacts

Predicted impacts associated with the construction of the Development are described in Moorebank Precinct West Stage 2 Proposal, EIS SSD 7709, 21 October 2016, RtS SSD 7709, 28 July 2017, and the Modification assessments reports (refer to Section 3.1).

The EIS and RtS documents included a range of studies and predictions that relied on observation, measurement and modelling of the existing environment and potential outcomes arising from the Development. Assessment of predicted impacts from operations in the EIS and associated studies are not such that a clear assessment against progressive operations over the first year can be

made. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the operational requirements specified in the conditions and the management plans, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this audit. Any such comparison is qualitative only.

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

- the extent to which the Project has been altered to that assessed in the EIS and approved, including whether Project boundaries have changed
- the works conducted during the audit period
- the degree of compliance with the Consent and mitigation measures, relevant to the audit period and the works conducted
- the degree of adequacy and implementation of the approved post approval documents
- the number, nature and severity of incidents recorded during the audit period
- the number, nature and severity of complaints recorded during the audit period.

The Certifier has verified, through issuance of the Occupation Certificates, that the design aligns with that originally proposed. The development appears to have aligned to the intended purpose (warehousing and distribution facilities used for activities associated with freight using the either the MPE or MPW rail intermodal terminal and the terminals themselves), with statements of compliance having been prepared by each tenant. The Auditor however notes that the container washdown facility was never constructed despite this being identified in the RtS.

According to the various monitoring reports sighted (Compliance Reports, Biannual Trip Origin Destination Report, Flora and Fauna Monitoring Report, Operational Noise Monitoring Report etc), the operational phase to date has reflected that described in the EIS. Any departures from the established criteria in those documents do not appear to be a material conflict with the assessed and approved project. Operational impacts (traffic, noise, amenity impacts), whilst not to be ignored, were largely anticipated and inherent in redeveloping the site from its previous use to a large scale intermodal.

There have been no reportable incidents recorded by the auditees during the audit period. The complaints recorded do not indicate impacts beyond those contemplated in the EIS.

Whilst some non-compliances were identified as part of the audit, the impacts resulting from these deficiencies are not likely to be greater or more severe than that described in the EIS.

3.10 Key strengths and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the auditees. The Auditor notes the following:

- Compliance records were well organised and available at the time of the site inspection and interview with key development personnel.

- The OEMP and Sub-plans are of a very high quality and the noise and air quality monitoring records are for the most part up to date. Evidence of water quality monitoring needs to be retrieved.
- The precinct appeared to be well maintained, free of waste with no evidence of spills, leaks etc. The noise walls were erected and intact. The on site detention basins appeared to be well installed and functioning.
- Maersk had electrical forks in use across its warehouse. Primary Connect had numerous electrical vehicle charging stations for its staff and visitors.
- The interviewed tenants and project / facility managers and coordinators were aware of their obligations under the Consent, relevant to the activities that they are responsible for.

4. LIMITATIONS

This Document has been provided by WolfPeak Group Pty Ltd (WolfPeak) to the Client and is subject to the following limitations: This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

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

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

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

Assessment of the layout against that which is approved was conducted by observation only. The Auditor has relied on the Independent Verifier / Certifier / Certifying Authority to verify that design aligns with that which has been approved.

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To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.



APPENDIX A – SSD 7709 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Part A - Administrative Conditions				
Obligation to Minimise Harm to the Environment				
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.	Evidence referred to elsewhere in this audit table	The Auditor is satisfied that the operation of the intermodal facility is not introducing any impacts or harm to the environment that was not already approved. The evidence indicates that the reasonable and feasible controls are being implemented.	C
Compliance				
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.	Email chain, Tactical to tenants 31/01/25 – 11/02/25 (direction to tenants to read and comply with Consent and OEMP).	Evidence has been provided demonstrating that the tenants in operations have been issued with a directed to comply with the Consent and OEMP.	C
Terms of Consent				
A3	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) in accordance with the EIS, Response to Submissions (RtS) and Consolidated assessment clarification responses; d) in accordance with the modification application SSD-7709-Mod-3 and supporting documentation; and e) in accordance with the management and mitigation measures in Appendix 2.	Interim Occupation Certificate No. 22225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 22225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 22224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 22225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 22224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	Refer to evidence and findings from elsewhere in this audit table. Non-compliances have been identified against various conditions and thus compliance with A3a) has not been achieved. As far as the Auditor can ascertain written directions have been implemented unless identified as anon-compliance in this audit table. The Certifier has verified that the various built elements of the project have been constructed in accordance with documents and designs required under this approval and the associated EIS and Mod application. The mitigation measures from appendix 2 of the approval have been incorporated into the various plans, strategies and programs required under the approval and have been implemented unless noted in a specific condition.	NC
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 of any actions or measures contained in any such document referred to in condition A4(a). 2	Evidence referred to elsewhere in this audit table	Directions relevant to a given condition have been recorded in the relevant condition. Unless otherwise noted, directions appear to have been followed.	C
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, and a document, if it is not possible to comply with both the condition or direction, and the document.	This audit table	Noted. This audit assess compliance with the consent conditions. The auditees have not identified any conflict / inconsistencies.	NT
Limits of Consent				
Lapsing				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Interview with auditees 6/3/2025 and 12/03/2025	The consent was granted on 11/11/2019. Development works had commenced in 2021.	C
Construction Limits				
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
A8	The total volume of uncompacted fill to be imported must not exceed 1,600,000 m ³ .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
A9	Importation of imported fill must not exceed a total of 13,000 m ³ of material per day across this development and MPE Stage 2 (SSD 7628) on the same day. Amended by SSD-10431. Note: Notice of Modification – SSD 7709 – Clause 97(1) of the Regulation.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
A10	No construction (including clearing and maintenance access) is permitted within the riparian corridor except for that identified on the revised drawings approved under Condition B2 and activities associated with vegetation and stormwater management.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
A11	No works in the riparian corridor outside the site are permitted under this approval. Note: DPI (Lands) must be consulted on design, approvals and licencing for any works on Crown land for the purposes of discharging stormwater from the site (including scour protection/ erosion control).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
A12	No works are permitted by the Applicant within the RMS (M5 Motorway) land and no impact is permitted on Roads and Maritime drainage infrastructure system or on adjoining Roads and Maritime assets, without the consent of the RMS and M5 Motorway Operator (Interlink).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Operational Limits				
A13	The container freight throughput for MPW must not exceed 500,000 TEU p.a.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	According to the BTODR the total cumulative container movements are well below the 500,000TEU per annum. The Report for 01/05/25 – 31/10/25 is still under development.	C
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).	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25 Post Approval Form for B196 submitted to the DPHI on the 17/4/2023 Statement of tenant activities for N1 (WH1), 9/5/2024, lodgement 9/5/24. PA-321	Observation: Statements from each tenant have been made confirming that warehousing and distribution facilities must only be used for activities associated with freight using the either the MPE or MPW rail intermodal terminal. However there does not appear to be any monitoring of whether containers that are transferred between the site and Port Botany are transferred by rail. In preparation for this audit, the auditees presented the below statement from Ason Group, dated 30/07/25: "To monitor this, ESR/Tactical would need a report of all container movements (to/from the INTS and the warehouses) between the site and Port Botany and confirmation that these containers arrived by rail and that none arrived by road, unless that was due to the unforeseen circumstances listed. This again was previously discussed, and whilst theoretically we could set up cameras that monitor containers entering or exiting MPW via truck, there is no obvious way how we could determine which containers are to/from Port Botany (non-compliant) or to/from elsewhere (compliant)."	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Statement of tenant activities for N2 (WH2), 9/5/2024, lodgement 9/5/24. PA-322 Statement of tenant activities for RDC (WH5), 21/11/2024, lodgement 21/11/2024. PA-366 Statement of tenant activities for MoNDC (WH6), 05/03/24, lodgement. PA-213	The Auditor questions this advice, on the basis that tracking could theoretically be done through a container booking system.	
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.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	The auditees have no evidence available to demonstrate compliance with this condition. In preparation for this audit, the auditees presented the below statement from Ason Group, dated 30/07/25: "Can anyone confirm whether the Southern Sydney Freight Line is operational and if it is, what is the official date of it becoming operational? With reference to Mellissa's email of 29 May, the INTS was expected to receive its first train on 16 June, so it seems to me that compliance with this condition could be easily confirmed and thereby satisfied indefinitely." The Auditor is of the understanding that the SSFL connection (RALP) was operational well prior to 2024, with the interstate connection from May 2024.	C
A15A	The development must not generate more than: (a) 2,670 light vehicle movements a day during operation; and (b) 1,654 heavy vehicle movements a day during operation.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	According to the BTODR both LVs and HVs movements for the period between 01/11/24 and 30/04/25 were well below the thresholds from this condition. The Report for 01/05/25 – 31/10/25 is still under development.	C
A15B	The applicant must keep accurate records of the number of heavy and light vehicles entering and leaving the 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.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	According to the BTODR both LVs and HVs movements are being recorded and for the period between 01/11/24 and 30/04/25 were well below the thresholds from A15A. The triggers from B120B have not yet been met. The Report for 01/05/25 – 31/10/25 is still under development. The Auditor is not aware of a request having been made by the Department for the vehicle movement records.	C
A16	The maximum GFAs for the following uses apply: a) 215,000 m ² for the warehousing and distribution facilities; and b) 800 m ² for the freight village.	PIWW-RCG-AR-DRW-0100 (Issue S) MPW Master Plan Part 1 – 25/8/2023 PIWW-RCG-AR-DWG-0101 (Issue Q) MPW Master Plan Part 2 – 25/8/2023 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2	The Certifier has verified compliance with this design requirement via issue of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
A16A	Warehousing associated with the development is to be limited to the area identified in the plan titled 'Precinct Modification Plan — Proposed' (Drawing No JR-SK-A-0-9402, Revision G), prepared by Bell Architecture and dated 16 October 2020).	PIWW-RCG-AR-DRW-0100 (Issue S) MPW Master Plan Part 1 – 25/8/2023 PIWW-RCG-AR-DWG-0101 (Issue Q) MPW Master Plan Part 2 – 25/8/2023	MPW Master Plan Part 2 was updated to reflect the drawing No. JR-SK-A-0-9402, Revision G, and that warehousing on MPW2 below Warehouse 6 area.	C
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.	Interview with auditees 17/09/25 Site inspection 17/09/25 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason Group, 24/06/25 Post Approval Form for B196 submitted to the DPHI on the 17/4/2023 Statement of tenant activities for N1 (WH1), 9/5/2024, lodgement 9/5/24. PA-321 Statement of tenant activities for N2 (WH2), 9/5/2024, lodgement 9/5/24. PA-322 Statement of tenant activities for RDC (WH5), 21/11/2024, lodgement 21/11/2024. PA-366 Statement of tenant activities for MoNDC (WH6), 05/03/24, lodgement. PA-213	Statements of compliance have been issued by each warehouse confirming that tenancies align with the requirements of A17 and A20. The BTODR does not identify breaches of this requirement.	C
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.	Interview with auditees 17/09/25 Site inspection 17/09/25 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason Group, 24/06/25	According to the BTODR movements between MPE and MPW appear to have occurred during the audit period.	C
A19	For the avoidance of doubt, nothing in this consent permits: a) the occupation or use of a warehouse and/or distribution facility on the site before the commencement of operation of either the MPE or MPW rail intermodal terminal; or b) truck-to-truck movements.	Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2	The MPE rail intermodal has been operational since before 2024. Statements of compliance have been issued by each warehouse confirming that tenancies align with the requirements of A17 and A20. The BTODR does not identify breaches of this requirement.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) Interview with auditees 17/09/25 Site inspection 17/09/25 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason Group, 24/06/25 Post Approval Form for B196 submitted to the DPHI on the 17/4/2023 Statement of tenant activities for N1 (WH1), 9/5/2024, lodgement 9/5/24. PA-321 Statement of tenant activities for N2 (WH2), 9/5/2024, lodgement 9/5/24. PA-322 Statement of tenant activities for RDC (WH5), 21/11/2024, lodgement 21/11/2024. PA-366 Statement of tenant activities for MoNDC (WH6), 05/03/24, lodgement. PA-213		
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.	Interview with auditees 17/09/25 Site inspection 17/09/25 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason Group, 24/06/25 Post Approval Form for B196 submitted to the DPHI on the 17/4/2023 Statement of tenant activities for N1 (WH1), 9/5/2024, lodgement 9/5/24. PA-321 Statement of tenant activities for N2 (WH2), 9/5/2024, lodgement 9/5/24. PA-322 Statement of tenant activities for RDC (WH5), 21/11/2024, lodgement 21/11/2024. PA-366 Statement of tenant activities for MoNDC (WH6), 05/03/24, lodgement. PA-213	Statements of compliance have been issued by each warehouse confirming that tenancies align with the requirements of A17 and A20. The BTODR does not identify breaches of this requirement.	C
Access for People with a Disability				
A21	The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility so that all people can enter and use these premises. Access is to meet the requirements of the <i>Disability Discrimination Act 1992</i>, relevant Australian Standards and Building Code of Australia (BCA).	Interview with auditees 6/3/2025 and 12/03/2025 Construction Certificate No. 222224/04, McKenzie Group WH N1, 18/04/2024 Construction Certificate No. 222225/03 WH2, Racking Fitout Only, 22/4/2024	Construction Certificates for WH1, WH2, WH3 and WH4 have been obtained, and they include the design certificates and compliance with BCA. • Construction Certificate No. 222224/04, 18/04/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Construction Certificate 26/8/2024, WH3 and WH4, external stormwater drainage, No. 190359/09 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	- Construction Certificate No. 222225/03 WH2, Racking Fitout Only, 22/4/2024 - Construction Certificate 26/8/2024, WH3 and WH4, external stormwater drainage, No. 190359/09 Occupation Certificates issued by the Certifier verify compliance with the BCA and accessibility requirements. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
Demolition				
A22	All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Structural Adequacy				
A23	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be designed and constructed in accordance with the relevant requirements of the BCA. Note: <i>Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i> <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Interview with auditees 6/3/2025 and 12/03/2025 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72	The Certifier has verified compliance with the BCA through issue of Construction Certificates and Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
External Walls and Cladding				
A24	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditees 6/3/2025 and 12/03/2025 Construction Certificate No. 222224/01, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only. Construction Certificate No. 222224/02, 21/02/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works. Construction Certificate No. 222225/01, 07/07/2023 covering Warehouse N2: all structural works including external walls, roof and building services only. Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	Construction Certificates covering the external walls of all buildings were obtained and reviewed in the previous (construction) audits. The Certifier has verified compliance with the BCA ((including external walls and cladding) through issue of Construction Certificates and Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
A25	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Interview with auditees 6/3/2025 and 12/03/2025 Construction Certificate No. 222224/01, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only. Construction Certificate No. 222224/02, 21/02/2024 covering Warehouse N1:	Construction Certificates covering the external walls of all buildings were obtained and reviewed in the previous (construction) audits. The Certifier has verified compliance with the BCA (including external walls and cladding) through issue of Construction Certificates and Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		balance of works including associated office fitout, landscaping and external works. Construction Certificate No. 222225/01, 07/07/2023 covering Warehouse N2: all structural works including external walls, roof and building services only. Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
A26	The Applicant must provide a copy of the documentation given to the Certifying Authority under Condition A25 to the Planning Secretary within seven days after the Certifying Authority accepts it.	DPHI post approval portal record 02/09/24 (submission of external walls and cladding information for N1 and N2).	Information relating to the external walls and cladding were submitted to the Department following Certifier acceptance.	C
Applicability of Guidelines				
A27	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	- Operational Environmental Management Plan: Moorebank Intermodal Precinct - West Precinct Stage 2, (OEMP) Revision 08 dated 8 November 2024 (PA-373); - Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369); - Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370); - Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024;	The OEMP and sub-plan suite of documents refer to the applicable standards and guidelines. The auditees advise that there have been no formal directions issued to the Development in relation to this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		- Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024 (PA-367); - Stormwater Quality Monitoring Program: Moorebank Intermodal Precinct – West Precinct Stage 2, (SQMP) Revision 04 dated 8 November 2024 (PA-368); - Stormwater Infrastructure Operation and Maintenance Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (SIOMP) Revision 04 dated 8 November 2024 (PA-372); and - Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379). Operation Emergency Response Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 Operation Compliance Monitoring and Reporting Program (OCMRP): Moorebank Intermodal Precinct – West Precinct Stage 2, Rev 04 dated 8 November 2024 Warehouse Operations Emergency Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (WOEP) Rev 6 dated 8 November 2024 Workplace Travel Plan: Moorebank Intermodal Precinct – West Precinct Stage 2 (WTP) Rev09 dated 8 November 2024		
Evidence of Consultation				
A28	Where conditions of this consent require consultation with an identified party, the Applicant must: - consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and - provide details of the consultation undertaken in the document submitted to the Planning Secretary including: - the outcome of that consultation, matters resolved and unresolved (and the justification for matters remaining unresolved); and - details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	- Operational Environmental Management Plan: Moorebank Intermodal Precinct - West Precinct Stage 2, (OEMP) Revision 08 dated 8 November 2024 (PA-373); - Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369); - Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370); - Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024;	The OEMP and associated sub-plans have been prepared and consultation appears to have occurred, where specified by the relevant condition. The Department approved the revised OEMP, the OTAMP, the ONMP, the OFFMP, the POAQMP, the SQMP, the SIOMP and the LVMP.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		- Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024 (PA-367); - Stormwater Quality Monitoring Program: Moorebank Intermodal Precinct – West Precinct Stage 2, (SQMP) Revision 04 dated 8 November 2024 (PA-368); - Stormwater Infrastructure Operation and Maintenance Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (SIOMP) Revision 04 dated 8 November 2024 (PA-372); and - Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379). Operation Emergency Response Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 Operation Compliance Monitoring and Reporting Program (OCMRP): Moorebank Intermodal Precinct – West Precinct Stage 2, Rev 04 dated 8 November 2024 Warehouse Operations Emergency Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (WOEP) Rev 6 dated 8 November 2024 Workplace Travel Plan: Moorebank Intermodal Precinct – West Precinct Stage 2 (WTP) Rev09 dated 8 November 2024 Operation Independent Audit Program: Moorebank Intermodal Precinct – West Precinct Stage 2 (OIAP) Rev04 dated 8 November 2024 Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.		
Community Consultative Committee				
A29	Before the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i> (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction, upgrading and operation and for at least six months following the completion of decommissioning.	CCC Meeting Minutes https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/	The CCC was established prior to construction of SSD 7709. CCC meets quarterly and records are available on the website. Sighted meeting minutes for previous meetings on the 29/05/25, 20/02/25, 05/09/24.	C
A30	The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the development and to satisfy Condition A29 .	Letter DPHI to SIMTA, 06/02/20 Letter DPHI to SIMTA, 04/12/19	The Department approved the expansion of the previous CCC to cover SSD 7709.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Community Communication				
A31	A Community Communication Strategy must be prepared and submitted to the Planning Secretary for approval no later than one month before the commencement of construction. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, the Council(s) and the community (including adjoining affected landowners and businesses, and others directly impacted by the development). The Community Communication Strategy must: a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development; b) detail the mechanisms for regularly consulting with the local community throughout the development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results; c) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities or manage traffic disruptions; d) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and e) include a complaints procedure for recording, responding to and managing complaints, including: i. email, toll-free telephone number and postal addresses for receiving complaints, ii. advertising the contact details for complaints before and during operation, via the local newspaper and through on-site signage, iii. a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint, and iv. procedures for the resolution of any disputes that may arise during the course of the development.	Letter DPHI to SIMTA, 06/02/20 Community Communication Strategy Moorebank Precinct West Stage 2, 18/11/2024 Revision K. Complaints Register, current to Feb 2025	Note that preparation of the CCS is a pre-construction requirement. The Department approved the CCS in February 2020, which was well before the commencement of construction of SSD 7709 (construction under the terms consent commenced 01/12/20). The CCS was last updated on the 18/11/24 to respond to modifications to approval and RFMA requirements. This was done as part of the CEMP and sub-plans suite and has been posted in the development website.	NT
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.	Letter DPIE to SIMTA, 06/02/20 Community Communication Strategy Moorebank Precinct West Stage 2, 18/11/2024 Revision K. https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/ https://moorebankintermodalprecinct.com.au/community/ https://moorebankintermodalprecinct.com.au/community/news/ Complaints Register, current to 25/08/25	The Department approved the CCS in February 2020, which was well before the commencement of construction of SSD 7709 (construction under the terms consent commenced 01/12/20). The June 2021 update was to incorporate MPW3 (refer B19 of SSD 10431). Observation: Operational components of the CCS appear to have been implemented in that community updates continue to occur, the website remains current and complaints are being recorded. However, the Auditor draws attention to the metrics in Table 3-3 of the Community Communications Strategy which set benchmarks for responses to complaints. The Auditor is of the view that the complaints register does not provide sufficient information to understand whether the complaint was adequately responded to nor whether the response was provided in a timely manner in all cases.	C
Environmental Representative				
A33	Works must not commence until an Environmental Representative (ER) has been approved by the Planning Secretary and engaged by the Applicant.	Letter DPIE to SIMTA, 29/11/19	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer to Condition A46.	C
A34	The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of works, or within another timeframe agreed with the Planning Secretary.	Letter DPIE to SIMTA, 29/11/19	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer to Condition A46.	C
A35	The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS, Response to Submissions and any other supporting information submitted as part of applications for either MPW or MPE, and is independent of the construction and design personnel for the project and those involved in delivery of it. Note: Should the requirements of the conditions of this consent be satisfied, an ER approved for MPE and MPW development may also be considered for approval for the development.	Letter DPIE to SIMTA, 29/11/19	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer to Condition A46.	C
A36	The Applicant may engage more than one ER for the development, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of the development.	Letter DPIE to SIMTA, 29/11/19 Letter DPHI to Aspect, 27/10/20 Letter DPHI to Aspect, 3/12/2021	The Department approved the ER on 24/11/19. This was prior to one month before commencement of works. Refer to Condition A46. On 27/10/2020 Chris Jack was appointed the ER for MPWS2.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Nomination of an ER and approval Adam Bishop as alternate ER 3/12/2021 for MPWS2.	
A37	For the duration of the works until 6 months after the commencement of operation (or staged operation), or as agreed with the Planning Secretary, the approved ER must: 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: i. make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or ii. make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/ Department for information or are not required to be submitted to the Planning Secretary/ Department); e) regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent; f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not Independent Audits required under Condition C18 of this consent; g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; and h) assess the impacts of minor ancillary facilities comprising lunch sheds, office sheds and portable toilet facilities as required by Condition A40 of this consent; i) consider any minor amendments to be made to the CEMP or CEMP sub-plans that require updating, or amendments of an administrative nature, and are consistent with the conditions of this consent and the most recent version of the CEMP or CEMP sub-plan approved by the Planning Secretary, and if satisfied that such an amendment is necessary, approve the minor amendment; and j) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department's <i>Environmental Representative Protocol</i> (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.	MPWS2 SSD 7709 – ER Monthly Reports from Pitt & Sherry for February 2024 – March 2025 Emails SIMTA to ER, March – September 2025 (issue of complaints register to the ER)	The ER Monthly Reports and endorsements of various documents, demonstrates that the ER has been engaged for at least 6 months from commencement of operations.	C
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: 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).	MPWS2 SSD 7709 – ER Monthly Reports from Pitt & Sherry for February 2024 – March 2025 Emails SIMTA to ER, March – September 2025 (issue of complaints register to the ER)	Evidence indicates that the ER has been provided with the complaints register and documents for endorsement etc.	C
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: 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.	Interview with auditees 17/09/25	The auditee is not aware of any Department commissioned audit of ER performance under Condition A39.	NT
Minor Facilities				
A40	Minor ancillary facilities, including lunch sheds, office sheds, portable toilet facilities, and the like, can be established where they satisfy the following criteria: a) are located within the construction boundary; and b) have been assessed by the ER to have:	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	i. minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the <i>Interim Construction Noise Guideline (DECC, 2009)</i>, traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts, and ii. minimal environmental impact with respect to waste management and flooding, and iii. no impacts on biodiversity, soil and water, and heritage items beyond those already approved under other terms of this approval.			
Submitting, Staging, Combining and Updating Strategies, Plans or Programs				
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.	SIMTA B84 staging report, Rev06 Letter DPHI to SIMTA, 07/03/25 (approval of staging of B84) - Operational Environmental Management Plan: Moorebank Intermodal Precinct - West Precinct Stage 2, (OEMP) Revision 08 dated 8 November 2024 (PA-373); - Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369); - Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370); - Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024; - Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024 (PA-367); - Stormwater Quality Monitoring Program: Moorebank Intermodal Precinct – West Precinct Stage 2, (SQMP) Revision 04 dated 8 November 2024 (PA-368); - Stormwater Infrastructure Operation and Maintenance Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (SIOMP) Revision 04 dated 8 November 2024 (PA-372); and - Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379). Operation Emergency Response Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 Operation Compliance Monitoring and Reporting Program (OCMRP): Moorebank Intermodal Precinct – West	The OEMP and associated sub-plans are such that they have been prepared to allow progressive operations. The OEP states: <i>This OEMP and sub-plans are applicable to the MPW Stage 2 Development.</i> <i>Operational areas will come online progressively as warehouses and the terminal facility are constructed, commissioned, and tenanted. This OEMP and sub-plans will be applied to those operational areas following submission to and approval by the Secretary and the Department of Climate Change, Energy, the Environment and Water (DCCEEW) of any updated plans, if required.</i> <i>As areas become operational, any adjacent construction areas will continue to be managed in accordance with the relevant approved CEMP and sub-plans, while operational areas will be managed in accordance with this OEMP and sub-plans, once approved.</i> <i>Until the entire Development is operational, all construction areas will be appropriately identified and demarcated to enable effective management of the interface between any construction areas and operations cover all operations .</i> The OEMP was approved prior to operations and each update (Rev08) has been approved also. The site reflected the progressive operations as per the OEMP.	C

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		Precinct Stage 2, Rev 04 dated 8 November 2024 Warehouse Operations Emergency Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (WOEP) Rev 6 dated 8 November 2024 Workplace Travel Plan: Moorebank Intermodal Precinct – West Precinct Stage 2 (WTP) Rev09 dated 8 November 2024 Operation Independent Audit Program: Moorebank Intermodal Precinct – West Precinct Stage 2 (OIAP) Rev04 dated 8 November 2024 Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.		
A42	Unless stated otherwise in this consent, the Applicant may: 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.	Refer above regarding the OEMP SIMTA B84 staging report, Rev06 Letter DPHI to SIMTA, 07/03/25 (approval of staging of B84) Letter DPHI to SIMTA, 14/06/24 (approval of operational compliance Monitoring Report Program)	Refer above regarding the OEMP. Works appeared to be consistent with the approved OEMP. B84 construction completion was also staged and remained under construction during the audit inspection. The Department approved the Operational Compliance Monitoring and Report Program (OCMRP) on 14/06/2024	C
A42A	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. SSD-7709-Mod-3	Refer above regarding the OEMP SIMTA B84 staging report, Rev06 Letter DPHI to SIMTA, 07/03/25 (approval of staging of B84)	Refer above regarding the OEMP. Works appeared to be consistent with the approved OEMP. B84 construction completion was also staged and remained under construction during the audit inspection.	C
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.	Refer above regarding the OEMP SIMTA B84 staging report, Rev06 Letter DPHI to SIMTA, 07/03/25 (approval of staging of B84)	Refer above regarding the OEMP. Works appeared to be consistent with the approved OEMP. B84 construction completion was also staged and remained under construction during the audit inspection.	C
Staging of Construction				
A44	Prior to the commencement of construction, a Staging Report must be submitted to the Planning Secretary for approval where it is proposed to construct and operate warehousing in sub-stages. The Staging Report must include: a) the revised Development Layout Drawings required under Condition B2; b) detailed drawings showing warehouses, estate infrastructure and landscaping to be delivered in each sub-stage, and how each sub-stage of estate infrastructure and landscaping connects to other sub-stages including the intermodal terminal facility;	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	c) details of how the development will relate to concurrent construction on MPE as described in the construction program included in the approved Construction Environmental Management Plan for MPE Stage 2 (SSD 7628); d) general timing of construction sub-stages that impact upon the timing of the development subject of this consent; and e) details of the relevant conditions of the Concept Approval (5066) and of this consent that would apply to each sub-stage. Note: The Staging Report will need to be amended with any approved version update of the MPE Stage 2 CEMP.			
A45	Prior to the commencement of operation of each warehousing sub-stage, evidence must be provided to the satisfaction of the Planning Secretary that all estate infrastructure, including internal estate roads, bushfire protection infrastructure, utilities, drainage and stormwater quality infrastructure, has been constructed to the extent required to service the sub-stage. Note: These conditions do not relate to staged development within the meaning of section 83B of the EP&A Act	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Notification of Commencement				
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: 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.	Letter LOGOS to DPHI, 27/05/24 (notice of commencement of operations) and email to DPHI 27/05/24 Letter LOGOS to DPHI, 18/12/23 and DPHI post approval portal lodgement, 20/12/23 (initial notice of commencement)	LOGOS notified the proposed commencement of operations on 18/12/23 as being 18/03/24. On 27/05/24 this was updated to 27/05/24. According to the auditees actual commencement occurred on 01/08/24.	C
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.	Refer A41 and A46	Whilst operations is progressive (as set out in the approved OEMP), operations are not staged.	NT
Utilities and Public Infrastructure				
A48	The Applicant must engage a suitably qualified person to prepare a Pre-construction Dilapidation Report prior to the commencement of construction. This report must detail the structural condition of: (a) local public roads likely to be used by the development's construction traffic; (b) local public roads, cycleways, footpaths and utility services likely to be impacted by construction works; and (c) off-site private land or access to off-site private land likely to be impacted by construction works. The report must be submitted to the satisfaction of the Certifying Authority and a copy is to be forwarded to Campbelltown City Council, Liverpool City Council, RMS, any affected private landowner, and the Planning Secretary.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
A49	Before the commencement of construction, the Applicant must consult with the relevant owner and provider of utility services and public infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, support or relocation of the affected utility services and infrastructure.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
A50	Unless the Applicant and the applicable owner/ authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any utility service or public infrastructure that is damaged by carrying out the development;	Interview with auditees 17/09/25	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction. Auditees are not aware of damage to third party assets during operations.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) relocate, or pay the full costs associated with relocating, any utility service or public infrastructure that needs to be relocated as a result of the development (including the road upgrades specified in Table 1); and c) provide for ongoing maintenance. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by conditions of this consent.			
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 <i>Sydney Water Act 1994</i> .	Section 73 Certificate, 193389, 20/06/23	The Certificate was obtained prior to operations.	C
Telecommunications				
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.	Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities Correspondence NBN Fibre prepared by Tactical Group, 27/3/2023 Letter from Aspect to the McKenzie Group (CA) 2/5/2023 re. condition of consent A52 and A53 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	Certificates covering the telecommunications were obtained and reviewed in the previous (construction) audits. The Certifier has verified compliance with the BCA (including comms) through issue of Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
A53	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Interview with auditees 6/3/2025 and 12/03/2025 Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities Letter from Aspect to the McKenzie Group (CA) 2/5/2023 re. condition of consent A52 and A53 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23	Certificates covering the telecommunications were obtained and reviewed in the previous (construction) audits. The Certifier has verified compliance with the BCA (including comms) through issue of Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
Meteorology Monitoring				
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 <i>Approved Methods for Sampling of Air Pollutants in New South Wales</i> (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 <i>NSW Noise Policy for Industry</i> (NPI, EPA, 2017) (as may be updated or replaced from time to time).	Interview with auditees 6/3/2025 and 12/03/2025 Compliance Statement, Todoroski Air Sciences, 04/06/20 Letter SIMTA to DPIE, 10/02/20 Email chain Aspect and JW Prince, 26/03/21. http://www.bom.gov.au/products/IDN60901/IDN60901.95761.shtml	Holsworthy Barracks Weather Station (Station ID: 066161) is located approx. 1.5km away) is within the vicinity of site. The on-site meteorological station was installed in 17/04/2020, however this was completed after the commencement of works (refer Independent Audit No. 1). It remains operational.	C
Works as Executed Plans				
A55	All detailed design drawings required to be submitted under this consent must be at or above 50% design completion, with the percentage design stated on the drawings.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C (Appendix A) Letter DPIE to SIMTA, 19/05/2020 Letter DPIE to SIMTA, 29/05/2020 Drawing number MAAI-NRP-CV-DWG-0050, TfNSW registration DS2021/000784 (MAAI Overall Plan) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only	The Department approved revised Development Layout Drawings on 29/05/20 which was prior to construction. The MAAI overall plan drawings are 100% design. The Certifier has verified compliance with the BCA (including WAE) through issue of Construction Certificates and Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
A56	Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor confirming that the stormwater drainage (water quality and detention infrastructure), road ways, parking and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The Certifier has verified compliance with this requirement through issue of Construction Certificates and Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
Development Contribution				
Council Contributions				
A57	Prior to the issue of a Construction Certificate for any part of the development, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value (\$5,330,000) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to section 7.13(2) of the EP&A Act.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Road Upgrades				
A58	The Applicant must provide all monetary contributions and/ or works-in kind as relevant to the site, in accordance with the Voluntary Planning Agreement entered into between RMS and Qube RE Services (No. 2) Pty Limited in its capacity as the trustee of the Moorebank Industrial Terminals Asset Trust, Moorebank Industrial Terminals Operations Trust and Moorebank Industrial Warehouse Trust and executed on 25 March 2019 (VPA).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Advisory Note 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.				
Part B - Key Environmental Issues				
Development Layout				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B1	Notwithstanding the requirements of Conditions B2 and B4 , the Applicant may import and stockpile 160,000 m ³ of fill prior to finalisation of the Development Layout Drawings, Stormwater Design Development Report, Revised Stormwater System Design Drawings and supporting documentation , provided no vegetation removal is required and fill is stockpiled in previously cleared areas.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	No stockpiling during operations. This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B2	Prior to commencement of construction, the Applicant must submit revised Development Layout Drawings to the Planning Secretary for approval. The revised Development Layout Drawings must be at a scale of approximately 1:2000 at A1 showing the key development elements including but not limited to estate infrastructure, internal roads, warehouse and associated carpark footprints, the freight village, intermodal terminal facility including the truck waiting area and emergency truck storage area, rail line and rail line vehicle access roads. The revised Development Layout Drawings must show the site, construction and operational boundaries and demonstrate: a) provision of a riparian corridor, comprising the following: i. a buffer zone to the most inland of: • 40 metres from the top of bank, as surveyed by a registered surveyor, or • the 1% AEP flood extent, excluding the localised depression at the existing major east-west drainage channel, and ii. an additional 10 metre extension to the buffer zone established in (i) above, where native vegetation is located on or within 10 metres east of the buffer; b) the siting of biofiltration/ bioretention areas and OSD basins (with the exception of outlets to the Georges River and associated maintenance access) are outside the riparian corridor and outside the warehouse footprints; c) no construction or operation works would take place inside biodiversity offset areas; d) compliance with the landscaped setbacks specified in Condition B63; e) compliance with the percentage of landscaped area specified in Condition B68(a) within the warehouse and freight village area and truck waiting area and emergency truck storage area to be developed under MPW Stage 2; f) a setback of 8 to 12 m has been provided around the north, south and western perimeters of the development area to accommodate fill batter slopes of a maximum of 1V in 4H; g) a minimum 3 m wide maintenance access has been provided between the fill slopes and the riparian corridor, the ABB site and at the southern end of the development area, for ongoing maintenance works <u>where necessary to ensure ongoing maintenance works can be carried out without impacting on the riparian corridor or adjoining sites</u>; h) provision of a controlled overland flow path through the MPW Stage 2 site as required under Condition B11 for conveyance of the major stormwater discharge from the MPE site to the Georges River; i) identify habitat corridor/s, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the Intermodal Precinct area and with other core koala habitat areas, as required under Condition B152. The drawings are to show any required connectivity structures and fencing; j) provision of a corridor between Moorebank Avenue and the Georges River for a possible future pedestrian connection across the Georges River to Casula Railway Station, of a width that would allow the future construction of a shared path that complies with the relevant suggested width set out in the Guide to Road Design Part 6A: Paths for Walking and Cycling (Austroads, 2017); k) the bushfire asset protection requirements are within the development area; and l) setbacks from the surveyed boundary of Lot 2 DP 32998, Lot 3 DP 32998, and Lot 2 DP 547293.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B3	To ensure the site will be developed in an integrated manner and that the whole development will comply with the conditions of this consent, submission of the Development Layout Drawings required by Condition B2 cannot be staged.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Soil and Water				
Revised Stormwater System Design				
B4	Prior to the commencement of construction (except to permit an initial stage comprising earthworks on land within 150m west of Moorebank Avenue along its alignment north of the overpass over the rail link), the Applicant must	This audit relates to the operational phase of the development. Refer to	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	submit a Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation to the Planning Secretary for approval.	separate audit programs and audit reports for construction.		
B5	The Stormwater Design Development Report must document how WSUD principles outlined in Condition B9 have been incorporated into the design and operation of the development.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B6	To ensure the site will be developed in an integrated manner and that the whole development will comply with the conditions of this consent, submission of the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation required by Condition B4 cannot be staged. <i>Note: Condition B4 allows the Applicant to conduct earthworks on land within 150m west of Moorebank Avenue along its alignment north of the overpass over the rail link prior to submission of these documents.</i>	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Stormwater Design Independent Peer Review				
B7	An Independent Peer Review report must be submitted with the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B8	The review must: a) include a review of the numerical models used to develop the revised stormwater design; b) be undertaken by a technical expert, approved by the Planning Secretary, with over 15 years of experience in stormwater, flooding and water quality in NSW, including Water Sensitive Urban Design (WSUD), and not previously involved in preparation of drainage, flooding or hydrological designs or assessments for either MPW or MPE, or construction of either MPW or MPE; and c) include an assessment of the Revised Stormwater System Design Drawings and supporting documentation against all relevant conditions, stating whether the condition has been satisfied, and comments justifying the position. <i>Note: The revised Stormwater System Design Drawings and supporting documentation will not be accepted until all the conditions have been accepted to the satisfaction of, and justified by, the peer reviewer.</i>	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Water Sensitive Urban Design				
B9	The revised stormwater system design, to be detailed in the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation , must be consistent with the objectives and principles set out in the NSW Office of Water's Guidelines for Controlled Activities and incorporate water sensitive urban design principles outlined in relevant Council policies, plans, guidelines and specifications and RMS's Water Sensitive Urban Design Guideline 2017, including: a) treating stormwater as a resource; b) mimicking natural processes in the control of stormwater; c) integrating drainage infrastructure and landscaping; d) managing water in a sustainable manner through considering the complete water cycle; and e) considered design, construction and maintenance to minimise impacts on the natural water cycle.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B10	The Applicant must submit revised drawings and supporting documentation to the Planning Secretary for approval, in accordance with the design principles and design criteria listed in Conditions B11 to B22 .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Piped Stormwater Drainage and Overland Flow Paths				
B11	The stormwater system must be designed to: a) convey flows up to and including the 10% AEP event within the formal piped drainage system, with flows from the 10% AEP to the 1% AEP event conveyed in controlled overland flow paths; and	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) provide adequate overland flow paths in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event.			
On-site Detention				
B12	On-site detention (OSD) must attenuate peak flows from the development such that both the: a) 1 in 1 year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 1 year ARI event; and b) 1 in 100 year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 100 year ARI event.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B13	OSD basins must: a) be visually unobtrusive and sit within the final landform and landscaping; b) ensure public safety by incorporation of 'safer by design' principles; and c) have all sides with a maximum batter slope of 1V:4H, except at the OSD outlets.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Stormwater Quality				
B14	All stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B15	The stormwater quality infrastructure must comprise rainwater tanks, gross pollutant traps and biofiltration/ bioretention systems designed to meet the following criteria compared to a base case if there were no treatment systems in place: a) reduce the average annual load of total nitrogen by 45%; b) reduce the average annual load of total phosphorus by 65%; and c) reduce the average annual load of total suspended solids by 85%.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B16	All stormwater quality elements must be installed upstream of OSD basins, unless it can be demonstrated to the satisfaction of the Secretary that biofiltration/ bioretention systems within the OSD basins: a) will not suffer damage from design flows; b) can be maintained to achieve the water quality criteria; and c) will have adequate solar access ensuring that all bioretention systems are exposed to sunlight at midday on the winter solstice. This assessment is to include surrounding features of OSD basins, including but not limited to actual building heights and full mature height and size of proposed trees, as per the landscape plans.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B17	The area of biofiltration/ bioretention systems is to be at least 1% of the catchment draining to the system, to ensure there is no short-circuiting of the system.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B18	Bioretention systems which are greater than 1,000 m ² in area, are to be divided into cells with no individual cell greater than 1,000 m ² .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B19	All filter media used in stormwater treatment measures must: a) be loamy sand with an appropriately high permeability under compaction and must be free of rubbish, deleterious material, toxicants, declared plants and local weeds, and must not be hydrophobic; b) have an hydraulic conductivity = 100-300 mm/hr, as measured using the ASTM F1815-06 method; c) have an organic matter content less than 5% (w/w); and d) be provided adequate solar access, considering the design and orientation of OSD basins.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Stormwater Outlet Structures				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20 Letter DPIE to SIMTA, 19/05/20 Approval letter from DPHI to Aspect, 20/8/2024 SSD-7709-PA-339 (B4, A42(c), B7 and B8) OSD maintenance logbooks Oct 24 – Feb 25 and DPHI acknowledgment of log books 22/07/25 and 23/07/25 OSD 6-monthly maintenance records (including tip dockets), MID plumbing May 2025 Site inspection 17/09/25	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 3.6 and drawing set PIWW-COS-CV-DWG-0455). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20. A revision of the Stormwater System Design Drawings was carried out in April, May and July 2024. Approval letter from DPHI to Aspect on 20/8/2024, letter contains the approved revised SSDD Trunk Stormwater Design under Condition A42 and approved revised SSDD Bioretention Basin 03 Design under Condition A42. The basins are such that scour is highly unlikely even during large events, with controlled spillways and design in excess of most events. Maintenance is conducted periodically with records available.	C
B21	Outlet structures for the discharge of site stormwater drainage to the Georges River, Anzac Creek, external drainage or natural drainage lines must be constructed of natural materials to minimise erosion, facilitate natural geomorphic processes and include vegetation as necessary (gabion baskets and gabion mattresses are not acceptable).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B22	Outlet structures must ensure habitat connectivity and wildlife movement is maintained along the Georges River riparian corridor.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Stormwater System Design Drawings				
B23	The Revised Stormwater System Design Drawings and supporting information to be submitted under Condition B4 must include the details specified in Conditions B24 to B28 .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B24	Drawings must show: a) all information on a drainage catchment plans and a schedule of stormwater drainage elements (pipe lines and structures). Drainage drawing documentation is to be in accordance with the requirements detailed in Liverpool Council's Development Design Specification "D5 – Stormwater drainage design" clauses D5.22 and D5.24; b) location and width of controlled overland flow paths; c) maximum design flow levels to AHD; d) maintenance access to each on OSD basin; and e) the integration with MPE Stage 1 and MPE Stage 2 stormwater infrastructure including: i. stormwater infrastructure on the MPW site that is intended to convey (pipes or overland flow paths) or treat or detain stormwater from MPE Stage 1 and MPE Stage 2, and/ or ii. drawings demonstrating that stormwater detention and treatment infrastructure has been provided for and approved under MPE Stage 1 and MPE Stage 2 for western draining MPE catchments.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B25	All stormwater quality elements are to be detailed in the drawings including: a) general arrangement plans at 1:500 and detailed plans as required at 1:200, showing system layout with key features including pipe arrangement with pipe sizes, diversion structure, high flow bypass, pre-treatment system, inlets, outlets, underdrainage, and maintenance vehicular access. The plans must show how the bioretention system will achieve separate cells of a maximum area of 1000 m2 with flow splitting;	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) long and cross sections showing key features and levels including liner (base level of bioretention system), submerged zone level, drainage layer, transition layer, filter surface level, extended detention level, bund/embankment level, and level of detention storage; c) pipe long sections, including invert levels, pipe sizes; d) details of key structures including diversion, pre-treatment system (make/ model), inlets, outlets; e) landscape plan including plant species; f) specification of filter media; and g) shadow diagrams, including surrounding features of OSD basins, actual building heights and full size of proposed trees, as per the landscape plans.			
B26	Stormwater outlet drawings must show: a) material type, size, thickness, with accompanying hydraulic calculations demonstrating the achievement of relevant stability thresholds; b) design arrangement including longitudinal sections, cross sections and typical arrangements; c) typical arrangements including details of any liners, keying into bed/ banks and filter material; and d) the tie in with the receiving water normal water level and/ or seasonal low flow levels.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Stormwater System Design Supporting Documentation				
B27	As part of the supporting documentation required under Condition B4, the Applicant must document the sequence of construction, including interim drainage solutions, for: a) the drainage line from MPE to the Georges River; b) the northern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins; and c) the southern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B28	As part of the supporting documentation required under Condition B4, outlet structure investigations and design inputs must be submitted to the Planning Secretary, including: a) subsurface/ geotechnical assessment identifying underlying foundation conditions; b) hydraulic modelling; c) hydraulic calculations for stormwater outlet structures demonstrating achievement of relevant stability thresholds; and d) design specifications including schedule of drainage elements (e.g. rock sizes, and structures).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Construction Erosion and Sediment Control				
B29	Prior to commencement of construction, the Applicant must prepare a Soil and Water Management Plan (SWMP) in accordance with the requirements of <i>Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom 2004)</i> and submit it to the Planning Secretary for approval. The SWMP must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) that it is fit for purpose, addresses the constraints posed by site conditions and complies with statutory requirements. The CPESC must have demonstrated experience in the identification, management and mitigation of erosion and sedimentation in dispersive and non-cohesive soils and be approved by the Planning Secretary.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B30	The SWMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the SWMP must include, but not be limited to: a) erosion and sediment control hazard assessment that includes: i. monthly rainfall erosivity, ii. (flooding liability, iii. topography, iv. physical and chemical properties of in-situ and imported soil, v. sensitivity of the receiving environment; b) management strategies to address the identified erosion and sediment control hazard that consider: i. statutory and environmental management requirements including:	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	- minimising the extent and duration of land disturbance, - controlling water movement through and from site, - locating sediment basins in areas not subject to local stormwater flooding, - minimising soil erosion, - maximising sediment retention on site, - prompt and progressive stabilisation of disturbed areas, ii. maintenance of drainage, erosion and sediment control measures, iii. monitoring and adjusting drainage, erosion and sediment control measures to achieve necessary performance standards, iv. planning for predicted rainfall and winds events and shut down periods; c) a schedule of construction activities for the development, installation and removal of control measures and temporary and permanent stabilisation works, d) Erosion and Sediment Control Plans, including: i. existing and proposed contours and drainage path, ii. all access points and facilities associated with the development, iii. limits of disturbance including protected areas and features, iv. extent of earthworks, v. areas of cut and fill, vi. location of all drainage, erosion and sediment control measures including numbering for identification, and vii. surface water monitoring locations; e) specific operating procedures such as dewatering and the treatment of water and sediment collected in basins; and f) details on methods of temporary and permanent slope stabilisation to adjacent lands (including the riparian corridor).			
B31	Erosion and Sediment Control Plans must be updated as construction progresses and site conditions change.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B32	The CPESC must undertake monthly inspections during construction, report on implementation of the SWMP and recommend any improvements to the SWMP and site control measures. The CPESC's report must be provided to the Planning Secretary monthly for the duration of construction or another time period as agreed by the Planning Secretary.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B33	All temporary construction stage erosion and sediment control infrastructure that is intended to be converted to permanent stormwater quality or on-site detention infrastructure must be constructed in accordance with the revised stormwater design drawings approved by the Planning Secretary under Condition B4 .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B34	Conversion of construction stage 0 and sediment control infrastructure into permanent stormwater quality or on-site detention infrastructure must only occur once the civil works (roads and drainage) have been completed for the associated site sub-catchment.	Site inspection 17/09/25	Temporary measures have been converted to permanent stormwater. Sighted letter from CPESC on the 1/2/24 with confirmation that the project area was inspected, confirmed the catchments to the stormwater were either completed or stabilised for connection to the offsite stormwater system. This audit does not assess the construction phase. However this is still in the process as southern warehouses still under construction. The OSDs are such that they are temporarily configured to handle construction flows from incomplete catchments and operational flows from operational catchments.	NT
B35	Where construction of sediment basins and stormwater outlet works (including clearing, scour protection/ erosion control) are to be undertaken outside the site on Crown land (being the banks and bed of the Georges River), design those works must be prepared with the input of an aquatic ecologist, and evidence of DPI (Crown Lands)	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	approval is to be provided to the Planning Secretary prior to commencement of construction. Details of finished works are to be submitted to DPI (Crown Lands) for information.			
Stormwater Infrastructure Operation and Maintenance Plan				
B36	Prior to commencement of operation, the Applicant must prepare a Stormwater Infrastructure Operation and Maintenance Plan to manage the operation and maintenance of stormwater infrastructure on-site and off-site, to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required under Condition C5 and must be implemented for the life of the assets and must include provision for: a) the management and maintenance of the assets, including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor; b) quarterly inspections, and inspections after major rainfall events including scour/ bank protection structures; c) schedule for routine checking (at least quarterly), cleaning and servicing of all water quality devices/ systems in accordance with the manufacturer's and/ or designer's recommendations; d) maintenance of records of all maintenance activities undertaken; e) preparing quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities; f) recording results of water quality monitoring required under Condition B38; g) investigation, management and mitigation of water quality target exceedances; h) requiring annual independent auditing; and i) procedures for submission of the quarterly maintenance reports and annual independent audit reports to the Planning Secretary, including the results of inspections, management and maintenance actions and water quality monitoring.	Stormwater Infrastructure Operation and Maintenance Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (SIOMP) Revision 04 dated 8 November 2024 (PA-372) DPHI post approval portal lodgment 26/11/24 (SIOMP updated lodgement following Mod 3 approval) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. OSD maintenance logbooks Oct 24 – Feb 25 and DPHI acknowledgment of log books 22/07/25 and 23/07/25	The SIOMP was prepared and addresses the requirements from this condition. The SIOMP was submitted to the Department and initially approved prior to commencement of operations on 08/03/24. The SIOMP was updated following Mod-3 and was approved again by the Department on 28/01/25. Maintenance has been conducted with log books submitted to DPHI.	C
B37	In addition to the requirements for independent environmental audits under Conditions C16 to C18 , the annual audit of the stormwater quality system must be undertaken by a suitably qualified professional with demonstrable experience in WSUD. The audit is to verify the condition of the treatment system(s), verify and document that the system(s) is working as intended, verify the system(s) has been cleaned adequately, verify there is no excessive build-up of material in the system(s) and identify any issues with the treatment system(s) which require rectification for the system(s) to adequately perform its intended function.	Moorebank Precinct West – WSUD – 2025 Independent Audit Report, Sustainability Workshop, 20/10/25	The annual audit of the stormwater quality system was conducted on 10/09/25 with the report finalised on 20/10/25 and published on the project website. The Auditor notes that the auditee interprets that the timing of the audit is not specified by this condition, only that an annual audit occur. The auditor does not dispute this as the exact timing is not specified, nor is it clear that it must be done as part of the C16-C18 audit.	C
Stormwater Quality Monitoring				
B38	Prior to commencement of operation, the Applicant must prepare a Stormwater Quality Monitoring Program in consultation with Council and the EPA. The program must form part of the OEMP required under Condition C5, be implemented for the life of the development and include the following: a) base line water quality data; b) monitoring parameters; c) water quality assessment criteria; d) receiving water quality monitoring sites in Anzac Creek and upstream and downstream of the site in the Georges River; e) monitoring of water quality at sediment basin/ on-site detention/ bioretention basin outlet channels and piped outlets discharging to the Georges River; f) frequency of sampling, including wet weather sampling; g) method of sampling and analysis; h) assess water quality and quantity performance for construction discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and i) include sampling locations and the frequency of sampling including wet weather sampling.	Stormwater Quality Monitoring Program: Moorebank Intermodal Precinct – West Precinct Stage 2, (SQMP) Revision 04 dated 8 November 2024 (PA-368) DPHI post approval portal lodgement 26/11/24 (SQMP updated lodgement following Mod 3 approval) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. OSD 5, 6, 8 Maintenance logs and water quality monitoring reports Autumn 2024, Spring 2024, Autumn 2025 Summary of Monitoring Results 2024, 07/03/25 Six-Monthly Operations Compliance Report Report: #1 Period: May 2024 – Nov 2024	The SQMP was prepared in 2023 in consultation with the Council and EPA and formed part of the OEMP (approved prior to commencement of operations). The SQMP was updated following Mod-3 and was approved again by the Department on 28/01/25. Monitoring records were sighted for Autumn 2024, Spring 2024, Autumn 2025, consistent with the SQMP. Observation: The Operational Compliance Report for May - November 2024 (presented don the Project website) states that there are no operational water quality reporting requirements under SSD 7709. This is incorrect. Sections 2 and 4 of the approved Stormwater Quality Monitoring Program, establishes 6 monthly monitoring in Autumn and Spring. Monitoring records were sighted for Autumn 2024, Spring 2024, Autumn 2025, consistent with the Stormwater Quality Monitoring Program.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Acid Sulfate Soils Management				
B39	An Acid Sulfate Soils Management Plan must be developed consistent with the Acid Sulfate Soils Manual and must: a) deal with the unexpected discovery of actual or potential acid sulfate soils; and b) include procedures for the investigation, handling, treatment and management of such soils and water seepage.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Land Disturbance, Earthworks and Importation of Fill				
B40	The Applicant must: a) keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and b) make these records available to the Department or EPA upon request.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B41	Land disturbance and land filling activities must be undertaken: a) in a phased manner, impacting a maximum contiguous area of 65 hectares at any one time; and b) with no disturbance (including vegetation clearing) of another area (other than the construction of erosion and sediment control measures and associated drainage for the separation of clean and dirty water) until: i. a C-factor of 0.05 has been achieved on the previous phase, and ii. at least 75% of the permanent stabilisation works have been implemented for the previous phase, and iii. at least 95% all of the permanent stabilisation works on any other previously disturbed area have been implemented. Note: For the purposes of this condition, permanent stabilisation works include established grass cover and for the southern fill area where future warehousing is proposed, must be in accordance with Condition B65.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B42	Stockpiling of imported fill is not permitted for longer than 6 months before placement.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B43	Stockpiles must: a) not exceed 10 m in height; b) be benched over 4 m in height; c) have maximum of 1V:3H slopes or a steeper slope where certified by a suitably qualified geotechnical specialist; and d) be stabilised if not worked on for more than 10 days.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B44	Placed fill must be stabilised if construction does not commence within 10 days.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B45	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Air Quality				
Dust Minimisation				
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/m²/month maximum increase in deposited dust level; and b) 4 g/m²/month maximum deposited dust level.	Moorebank Precinct West: Operations Compliance Report May – Nov 2024 SERS quarterly DDG reporting, Nov 24 – Sep 25	Observation: According to the operational compliance monitoring report for May – November 2024 monitoring was completed in accordance with this requirement and there were 4 exceedances of the deposited dust criteria. Dust deposition monitoring is reported quarterly by SERS. The data for November 24 –	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Arcadis MIP East and West Precincts – Operational Air Quality Internal Reports Nov 24 - April 25	September 25 indicates that results are compliant, with the exception of April – June 2025 with multiple exceedances across both MPE and MPW. The reports do not determine the specific source.	
Prevention of Odours				
B47	The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).	Site inspection 17/09/25 Complaints Register, current to 25/08/25	During the site inspection no odour was observed. No bulk storage of chemicals (other than diesel) was observed and no chemical handling (decanting, processing etc). No complaints in relation to these matters were recorded during the audit period.	C
B47A	Operational Air Quality Management Plan Prior to commencement of operation of the MPW development, the Applicant must prepare an Operational AQMP (AQMP) for the entire precinct (MPE + MPW) and submit for the approval of the Planning Secretary. The Applicant may submit a plan approved under an approval for the MPE site, provided it is amended to apply to and address air quality impacts of the MPW development. The AQMP must be prepared by a suitably qualified and experienced person(s) and must form part of the OEMP required by condition C5. The AQMP must demonstrate how the development would comply with the conditions of this consent and include a) to e).	Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024 (PA-367); Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.	The POAQMP was prepared and addresses the requirements from this condition. The POAQMP was submitted to the Department and initially approved prior to commencement of operations on 20/12/23. The POAQMP was updated following Mod-3 and was approved again by the Department on 28/01/25.	C
B47B	The Applicant must: (a) not commence operation until the AQMP is approved by the Planning Secretary; and (b) operate the development in accordance with the AQMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024 (PA-367); Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. SERS quarterly DDG reporting, Nov 24 – Sep 25 Arcadis MIP East and West Precincts – Operational Air Quality Internal Reports Nov 24 - April 25	The POAQMP was prepared and addresses the requirements from this condition. The POAQMP was submitted to the Department and initially approved prior to commencement of operations on 20/12/23. The POAQMP was updated following Mod-3 and was approved again by the Department on 28/01/25. The SERS and Arcadis monitoring reports indicate that the POAQMP is being implemented. No dust or odour generating activities were observed from operational areas during the site inspection. There were no complaints about air quality from operations recorded on the complaints register.	C
Urban Heat Island Mitigation (UHIM)				
B48	The Development must be designed and operated to meet Urban Heat Island Mitigation principles and to achieve a 4°C degree decrease in temperature compared to neighbouring industrial developments by including measures such as: a) WSUD elements such as wetlands; b) shade tree planting; c) vegetation ground cover; d) use of 'cool' building and pavement materials (i.e. those with high reflectivity in the infrared spectrum); and e) green roofs.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6)	Urban Heat Island Mitigation is included in Section 2 of the UDDR. It specifies the relevant control measures. The UDDR was approved by the Department 12/08/2020. Revised UDDR Rev. 6 – dated March 2021 approved 11/11/2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)	relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80 and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	
Ecologically Sustainable Development				
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.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72	Urban Heat Island Mitigation is included in Section 2 of the UDDR. It specifies the relevant control measures. The UDDR was approved by the Department 12/08/2020. Revised UDDR Rev. 6 – dated March 2021 approved 11/11/2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80 and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	C

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		Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)		
B50	The Development must register for a 'design' and 'as built' rating under the Infrastructure Council of Australia (ISCA) rating tool for development infrastructure.	https://www.iscouncil.org/is-ratings-directory/?search=moorebank	The ISCA website demonstrates registration.	C
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.	Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	Non-compliance: The Occupation Certificates sighted do not verify compliance with this requirement. In response to this finding in the draft report, the auditees stated that 'the current status is that the MPW warehouses are registered and pending a rating.' On this basis the Auditor cannot confirm whether the warehouses designs and operations meet this requirement.	NC
Urban Design and Landscaping				
Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings				
B52	Prior to commencement of relevant permanent built surface works and/ or landscaping, an Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings including plans, sections and details and supporting documentation must be submitted to the Planning Secretary for approval. <i>Note: For the purposes of this condition, earthworks including placement of fill are not considered permanent built surface works.</i>	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B53	The Urban Design Development Report must be developed in consultation with the Government Architect NSW (GANSW) and provide detailed objectives for design and operation of the development and define place specific urban design principles incorporating those outlined in Conditions B48, B49 and B57 . Details of the consultation are to be submitted as part of the Urban Design Development Report .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B54	The revised landscape and architectural drawings and design details must be at a suitable scale (minimum plan view scale of 1:1000 at A1 with sections and details at a minimum scale of 1:200 at A1) to demonstrate: a) how the objectives and principles developed in the Urban Design Development Report required under Condition B53 have been incorporated into the design; b) the revised warehouse layout in accordance with Condition B2; and c) compliance with the criteria specified in Conditions B59 to B74.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Urban Design and Landscape Independent Peer Review				
B55	An independent peer review report must be submitted with the Urban Design Development Report and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B56	The review must: a) be undertaken by an expert(s) in urban design and landscaping (for example, a member of the State Design Review Panel); b) include an assessment of the Revised Landscape Design Drawings, Revised Architectural Drawings and supporting documentation against the objectives and urban design principles established in the Urban Design Development Report and all relevant conditions, stating whether the drawings demonstrate achievement of the objectives and urban design principles and that all relevant conditions of this consent have been satisfied; and c) include comments justifying conclusions reached in the assessment. Note: The revised landscape drawings, architectural drawings and supporting documentation will not be accepted until they meet the objectives and design principles and all relevant conditions to the satisfaction of, with justification provided by, the peer reviewer.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Landscape Design				
B57	The Revised Landscape Design Drawings must demonstrate a design that generally incorporates the principles outlined in <i>Better Placed, Greener Places</i> and the <i>Green Grid</i> documents by the NSW Government Architect and the <i>Western Sydney District Plan</i> (March 2018) by the Greater Sydney Commission, and: a) provide for visitor and worker amenity; b) incorporate 'safer by design' principles; c) use locally indigenous species; d) be integrated with the stormwater system design set out in the Revised Stormwater Design Drawings required under Condition B4; and e) mitigate the visual impacts of buildings and infrastructure particularly when viewed from Casula.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Design Criteria				
B58	The Revised Landscape Design Drawings and Revised Architectural Drawings and associated elements must demonstrate a design that meets the design criteria and other requirements listed in Conditions B59 to B74 .	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23	Revised UDDR Rev. 6 – dated March 2021 approved 11/11/2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80	C

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		Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)	and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	
Staff and Visitor Facilities				
B59	Pedestrian and cycle paths must: a) be provided through the site to provide connections to Moorebank Avenue, the rail terminal office and between warehouses and the freight village; and b) integrate with existing and planned footpaths or cycleways in the locality.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2	The UDDR was prepared to address the requirements of this condition (Section 3.4 and drawing set PIWW-RCG-AR-DWG-0100-0101, 0110-0113, 0130). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures.	C

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		within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
B60	Paths must be integrated with landscaping and include meanders to allow for canopy tree clusters and a more varied walking/ riding experience.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (Section 3.4 and drawing set PIWW-RCG-AR-DWG-0100-0101, 0110-0113, 0130). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures.	C
B61	The rail terminal office, freight village and each warehouse must include an outdoor meal break area with shade, seating, lighting and landscaping including shrubs and groundcover and canopy trees where reasonable. In addition, the freight village outdoor area(s) must include a water fountain(s) or other fresh drinking water provision.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24	The UDDR was prepared to address the requirements of this condition (Section 3.4 and drawing set PIWW-RCG-AR-DWG-0100-0101, 0110-0113, 0130). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
B62	Secure bicycle parking and end-of-trip facilities must provide: a) a minimum 1 staff bicycle parking per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined); b) compliance with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking for the layout, design and security of bicycle facilities, and be located in easy to access, well-lit areas that incorporate passive surveillance; and c) under cover bike storage, showers and change facilities at each warehouse sufficient to accommodate the needs of the forecast number of employees.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (Section 3.4 and drawing set PIWW-RCG-AR-DWG-0100-0101, 0110-0113, 0130). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures.	C
Landscaping				
B63	The following minimum setbacks apply: a) 18 m from Moorebank Avenue with minimum soft landscaped width of 10 m, subject to any variation agreed to by the Planning Secretary at the site entrance for the purpose of facilitating the primary access driveway into the site; and b) 5 m setback from the western internal road to warehouse carparks. Note: See also Condition B2.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	The UDDR was prepared to address the requirements of this condition (Section 3.4 and drawing set PIWW-RCG-AR-DWG-0100-0101, 0110-0113, 0130). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. Note: Landscaping is not fully mature so canopy cover is limited.	
B64	Canopy tree planting must be provided around the perimeter of the site, including the southern fill area where future warehousing is proposed.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (Section 3.4 and drawing set PIWW-RCG-AR-DWG-0100-0101, 0110-0113, 0130). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. Note: Landscaping is not fully mature so canopy cover is limited.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B65	The southern fill area where future warehousing is proposed must be topsoiled and hydroseeded with native grasses.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (Appendix 4.3–Landscape Drawings). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. Note: Landscaping is not fully mature so canopy cover is limited..	C
B66	Perimeter fill batters must be stabilised with vegetation.	Revised Development Layout Drawings (PIWW-RCG-AR-DWG) https://simta.com.au/mpw/ Letter DPIE to SIMTA, 29/05/20 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24	The batters around stormwater infrastructure are designed to meet the specifications in Condition B2 which is a construction requirement. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. No exposed batters in operational areas were observed during the inspection.	C

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		Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
B67	Landscaping within the warehouse area must include dense canopy tree planting, shrubs, sedges, herbs, ground covers and tufted native grasses primarily derived from OEH lists of Cumberland Plain Woodland. The canopy tree mix must include some or all of the following species: <i>Eucalyptus crebra</i> , <i>Eucalyptus moluccana</i> <i>Eucalyptus amplifolia</i> , <i>Eucalyptus bosistoana</i> , <i>Eucalyptus eugenioides</i> , <i>Eucalyptus tereticornis</i> , <i>Eucalyptus punctate</i> , <i>Eucalyptus baueriana</i> , <i>Corymbia 61aculate</i> , <i>Angophora floribunda</i> and <i>Angophora bakeri</i> .	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (Appendix 4.3–Landscape Drawings). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. Note: Landscaping is not fully mature so canopy cover is limited.	C
B68	The following minimum landscaping requirements apply: a) 15% of the warehouse area landscaped at ground level, 10% of which must be soft landscaping, excluding the OSD basins unless they are accepted as contributing to soft landscaping in the peer review report required under Condition B55 ; b) 1 canopy tree per 30 m2 of landscaped area; and c) a 2.5 m wide landscaped bay every 6-8 car spaces to provide shade within carpark areas, or alternative carpark landscaping (such as linear planting of vegetation of a minimum width of 2 m between rows of carparking) accepted as providing adequate shade in the peer review report required under Condition B55 . Note: For the purposes of this condition, canopy trees are not required to be planted on or immediately adjacent to vehicle paths between the intermodal terminal and the eastern elevation of each warehouse.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) PIWW-RCG-AR-DRW-0100 (Issue S) MPW Master Plan Part 1 – 25/8/2023 from Watson Young PIWW-RCG-AR-DWG-0101 (Issue Q) MPW Master Plan Part 2 – 26/6/2023 from Watson Young Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6)	The UDDR was prepared to address the requirements of this condition (Section 3.1, Appendix 4.3, drawing set PIWW-GNK-LN-DWG-200/PIWW-RCG-AR-DWG-100-101, PIWW-GNK-LN-DWG-100, 101, 102,104-108, 0110-0113). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. Note: Landscaping is not fully mature so canopy cover is limited.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
Noise Walls, Retaining Walls and Fencing				
B69	Perimeter and on-site detention and biofiltration/ bioretention basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire, to provide visual amenity.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (Section 3.7) and will continue through detailed design. It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21. Refer to photo in Appendix E – the only perimeter fencing is around the substation managed by Vaughan Civil is transparent and black colour. Other perimeter fences are less than 1.2m and black colour (palisade) – photos at 5pm. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only.	C
B70	Boundary fencing design must allow for fauna movement where required under Condition B152(b) .	Moorebank Logistics Park Moorebank Precinct West – Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.	The UDDR was prepared to address the requirements of Conditions B48, B49, B53, B54, B55, B56, B59 – B74. It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Moorebank Precinct West Stage 2 Koala Management Plan (KMP), Cumberland Ecology, 12/03/2020 Letter DPIE to SIMTA, 04/05/20 Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2, SIMTA, 7/9/2022 Letter DPIE to Aspect 2/5/2023 Rev. O Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	A KMP was prepared to address the management and movement of koala's post construction. The KMP was approved by the Department on 04/05/2020. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only.	
B71	Screen fencing and planting must be provided around waste bins or other outside storage areas.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0110-13). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
B72	Screen planting must be provided on both sides of noise walls.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-GNK-LN-DWG-101, 102, 104, 106-108). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only.	C
B73	Retaining wall materials and colours must be of a natural appearance and incorporate landscaping.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6)	The UDDR was prepared to address the requirements of this condition (Section 3.7) and will continue through detailed design. It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)		
B74	Noise barriers must minimise visual and amenity impacts and be designed in accordance with the <i>Noise wall design guideline – Design guideline to improve the appearance of noise walls in NSW</i> (RMS, March 2016).	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0100-0113 + 0130, PIWW-GNK-LN-DWG-101, 102, 104, 106-108). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only	C
Urban Design and Landscaping Supporting Information				
B75	The following must be included on, or provided with the Revised Landscape Design Drawings required under Condition B52: a) irrigation systems; b) planting schedule including tree and shrub species, expected mature height, planting densities and pot sizes;	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell.	Revised UDDR Rev. 6 – dated March 2021 approved 11/11/2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	c) soil specification and depth for landscaped areas in relation to pot sizes and species to ensure the viability of shrubs and trees; d) landscaping around the southern and northern boundaries of the site; and e) noise wall, retaining wall and fencing graphics and material details.	Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)	Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80 and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	
Lighting				
B76	Operational lighting must: a) comply with the latest version of AS 4282-1997 – <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and b) be designed to reduce light spill and be mounted, screened and directed in such a manner that it does not create a nuisance and minimises visual impacts to surrounding properties, the public road network, the Georges River riparian corridor and the Boot Land.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24	The UDDR was prepared to address the requirements of this condition (Section 3.8). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only. No complaints have been recorded regarding this requirement during operations.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) Complaints register current to 25/08/25 UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)	The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80 and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	
Signage				
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;	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0190). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only. No complaints have been recorded regarding this requirement during operations. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80 and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) Complaints register current to 25/08/25 UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)		
B78	Signage must not occupy more than 10% of any façade or wall of a building.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) Complaints register current to 25/08/25 UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0190). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only. No complaints have been recorded regarding this requirement during operations. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80 and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	C
Building Floor Levels				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B79	Building floor levels must be a minimum of 150 mm above the maximum design stormwater overland flow path levels. Building floor levels and associated maximum design stormwater overland flow path levels to AHD must be indicated on the architectural cross-section drawings.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. SDDR – Appendix A updated 7/4/2021 Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Sections 3.1, 3.2.2, 3.4, drawing set PIWW-COS-CV-DWG-0461 & 0465). The Independent Peer Review report includes a review of each of the requirements and endorses the SDDR. The SDDR was approved by the Department on 19/05/20. The building floor levels are aligned to the levels in the SDDR. Refer to the UDDR that was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0190). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021 and revised drawings for SDDR – Appendix A were updated 7/4/2021 and approved 3/6/2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the SDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures.	C
Rainwater Re-use				
B80	A rainwater tank(s) must be included on each warehouse, the freight village and rail terminal buildings.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) SDDR – Appendix A updated 7/4/2021 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0110-0113). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. SDDR – Appendix A updated 7/4/2021 The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far is implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80	C

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		Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) Complaints register current to 25/08/25 UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)	and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	
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.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) SDDR – Appendix A updated 7/4/2021 Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated	The UDDR was prepared to address the requirements of this condition (Section 3.9, drawing set PIWW-GNK-LN-DWG-400). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021. SDDR – Appendix A updated 7/4/2021. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only. The UDDR Quarterly Reports have been prepared and provides an update on the implementation status and evidence for each of the relevant conditions, that is, B48, B49, B58, B75, B76, B77, B78, B80 and B81. No issues have been identified in the Quarterly Reports relevant to the audit period.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) Complaints register current to 25/08/25 UDDR Quarterly Report, Revision 03 dated 22/01/25 and letter, DPHI to ESR 06/03/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 10/04/25 and letter, DPHI to ESR 16/05/25 (acknowledging receipt) UDDR Quarterly Report, Revision 01 dated 11/08/25 and letter DPHI to ESR 29/08/25 (acknowledging receipt)		
Landscape Maintenance				
B82	Prior to commencement of operation, the Applicant must prepare a Landscape Vegetation Management Plan (LVMP) and submit it to the Planning Secretary for approval. The LVMP must be prepared by a suitably qualified and experienced person(s) and form part of the OEMP required under Condition C5 . The LVMP must include: a) an inspection and maintenance schedule and require replacement plantings for shrubs and trees which fail at an equivalent pot size or larger; and b) graffiti management.	Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.	The LVMP was prepared and addresses the requirements from this condition. The LVMP was submitted to the Department and initially approved prior to commencement of operations on 19/12/23. The LVMP was updated following Mod-3 and was approved again by the Department on 28/01/25.	C
Pest and Weed Control				
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.	Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024 Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. Annual Flora and Fauna Monitoring Report, Arcadis, 16/05/25 MIP Bi-Monthly Weed Monitoring Reports, Arcadis, August 2025 Email Arcadis to Tactical 17/10/25 (re commencement of weed monitoring)	The OFFMP was prepared and addresses the requirements from this condition. The OFFMP was submitted to the Department and initially approved prior to commencement of operations on 17/10/23. The OFFMP was updated following Mod-3 and was approved again by the Department on 28/01/25. Evidence was provided to demonstrate that bi-monthly weed monitoring has occurred during operations.	C
Traffic and Access				
B84	The Applicant is to undertake the following road infrastructure upgrades, in accordance with the specified timing requirements as set out in Table 1 . Table 1: Required Upgrades and Specified Timing Requirements	Interview with auditees 12/03/2025 Drawing number MAAI-NRP-CV-DWG-0050, TfNSW registration DS2021/000784 (MAAI Overall Plan) Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108 were approved by TfNSW on 24/6/2022. Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of	Presented MAAI precinct infrastructure works approved by TfNSW 24/06/2022. Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022. Email from TfNSW to Tactical re. WAD Clause 7.2 – design acceptance notification, 17/6/2022. Construction is continuing. Moorebank Intermodal Park, B84 Staging Report MPW Stage 2 (SSD 7709) was updated on the 20/2/2025, Rev.6 prepared by MIP. Staging	NT

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status										
	<table><tr><th rowspan="2">Upgrade</th><th colspan="3">Specified Timing Requirements</th></tr><tr><th>Upgrade requirements</th><th>Required timing for 100% design approval by RMS</th><th>Required timing for completion of upgrade</th></tr><tr><td>Moorebank Avenue and Anzac Road intersection upgrades, road widening and road upgrade works, and associated civil works</td><td>Indicative layout plans (RIUW-ARC-CV-SKC-2003-P1 and RIUW-ARC-CV-SKC-1005-P2) included in Appendix 1, subject to design development and approval by RMS, and incorporating a bicycle/ pedestrian share path</td><td>To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner.</td><td>Prior to issue of an Occupation Certificate for warehousing in excess of 100,000 m² of gross floor area</td></tr></table>	Upgrade	Specified Timing Requirements			Upgrade requirements	Required timing for 100% design approval by RMS	Required timing for completion of upgrade	Moorebank Avenue and Anzac Road intersection upgrades, road widening and road upgrade works, and associated civil works	Indicative layout plans (RIUW-ARC-CV-SKC-2003-P1 and RIUW-ARC-CV-SKC-1005-P2) included in Appendix 1 , subject to design development and approval by RMS, and incorporating a bicycle/ pedestrian share path	To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner.	Prior to issue of an Occupation Certificate for warehousing in excess of 100,000 m ² of gross floor area			MAAI upgrade works commence 28/6/2022. Email from TfNSW to Tactical re. WAD Clause 7.2 – design acceptance notification, 17/6/2022 SIMTA B84 staging report, Rev06, 22/02/25 Letter DPHI to SIMTA, 07/03/25 (approval of staging of B84) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	was approved to allow the required road works to be completed concurrently with operations and in accordance with the timing set out in the TfNSW WAD.	
Upgrade	Specified Timing Requirements																
	Upgrade requirements	Required timing for 100% design approval by RMS	Required timing for completion of upgrade														
Moorebank Avenue and Anzac Road intersection upgrades, road widening and road upgrade works, and associated civil works	Indicative layout plans (RIUW-ARC-CV-SKC-2003-P1 and RIUW-ARC-CV-SKC-1005-P2) included in Appendix 1 , subject to design development and approval by RMS, and incorporating a bicycle/ pedestrian share path	To be obtained within 12 months of the date of this consent, or prior to the issue of the first Occupation Certificate for warehousing, whichever is the sooner.	Prior to issue of an Occupation Certificate for warehousing in excess of 100,000 m ² of gross floor area														
B85	The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, must be in accordance with Austroads requirements. Prior to commencement of construction of permanent built surface works, a plan must be submitted to the Planning Secretary and RMS for approval, which shows that the proposed development complies with this requirement.				Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108 were approved by TfNSW on 24/6/2022. Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022. Letter from DPHI to Aspect 19/2/2024 re. swept Path Plans approval, Condition B85 Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP	Presented MAAI precinct infrastructure works approved by TfNSW 24/06/2022 (which includes the swept path analysis) Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022. Note: Manoeuvrability through the site is currently in discussion with the TfNSW. Letter from DPHI to Aspect 19/2/2024 re. swept Path Plans approval, Condition B85. No changes during the audit period. Truck movements are ongoing on the road constructed prior to operations.	C										

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4		
B86	The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements in relation to landscaping and/ or fencing, aisle widths, aisle lengths, and parking bay dimensions) must be in accordance with AS2890.1-2004 <i>Parking facilities Off-street car parking</i> , AS2890.6-2009 <i>Parking facilities Off-street parking for people with disabilities</i> and AS2890.2-2002 <i>Parking facilities Off-street commercial vehicle facilities for heavy vehicle usage</i> .	Moorebank Logistics Park Moorebank Precinct West – Stage 2 Urban Design Development Report Revisions 6, Reid Campbell 5/5/2021 Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	The UDDR was prepared to address the requirements of this condition (Section 3.1). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21. The Certifier has verified that the various design elements have been incorporated into the warehouses and surrounding areas as set out in the UDDR through issuance of the Occupation Certificates. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition in so far as implementation of the measures. The Auditor did not identify any obvious departures from the design during the site inspection. The inspection did not include design verification, measurement or survey etc. It was limited to a one day visual inspection only.	C
B87	<u>The Applicant is to locate any drainage infrastructure to support the Stage 2 development entirely within the development site and not within the roadway, unless agreed by TfNSW and / or Liverpool City Council. The location of other existing and future utility and service infrastructure must be located outside the roadway being upgraded unless provision within the roadway is agreed by TfNSW and / or Liverpool City Council with relevant Roads Act 1993 approval.</u>	Interview with auditees 12/03/2025 Revised Development Layout Drawings (PIWW-RCG-AR-DWG) https://simta.com.au/mpw/ Letter DPIE to SIMTA, 29/05/20 Drawing number MAAI-NRP-CV-DWG-0050, TfNSW registration DS2021/000784 (MAAI Overall Plan) Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108 were approved by TfNSW on 24/6/2022 Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022 Letter from TfNSW to Logos, 1/7/2022 re. Approval to commence construction MPW2 Moorebank Ave/Anzac Rd intersection upgrade works Ref. A43643800 SIMTA B84 staging report, Rev06, 22/02/25	The Department approved revised Development Layout Drawings under Condition B2 on 29/05/20. The CoC B2 plans demonstrate that these services are <i>within</i> the verge. This information is also within the Condition B84 design assessed by TfNSW. Sighted Letter from TfNSW to LOGOS, 1/7/2022 re. Approval to commence construction MPW2 Moorebank Avenue/Anzac Road intersection upgrade works Ref. A43643800 Presented MAAI precinct infrastructure works approved by TfNSW 24/06/2022 (which includes the swept path analysis) and evidence of the Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022. Construction is continuing. Moorebank Intermodal Park, B84 Staging Report MPW Stage 2 (SSD 7709) was updated on the 20/2/2025, Rev.6 prepared by MIP. Staging was approved to allow the required road works to be completed concurrently with operations and in accordance with the timing set out in the TfNSW WAD.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter DPHI to SIMTA, 07/03/25 (approval of staging of B84)		
B88	Road design must incorporate any structures for fauna movement between the Georges River riparian corridor and the Boot Land, either under or below the road that have been identified by the Management Plan as required under Condition B152. <i>Note: See also Condition B2(i) and B152(d)</i>	Interview with auditees 12/03/2025 Moorebank Precinct West Stage 2 Koala Management Plan (KMP), Cumberland Ecology, 12/03/2020 Letter DPIE to SIMTA, 04/05/20	The approved KMP (prepared under Condition B152) identifies only a north south movement of fauna (not east-west between the Georges River riparian corridor and the Boot Land as identified by this condition). At this stage the design of the roadways does not incorporate east-west movement of fauna between the Georges River riparian corridor and the Boot Land as required by this condition. Moorebank Intermodal Park, B84 Staging Report MPW Stage 2 (SSD 7709) was updated on the 20/2/2025, Rev.6 prepared by MIP. Staging was approved to allow the required road works to be completed concurrently with operations and in accordance with the timing set out in the TfNSW WAD.	NT
B89	Heavy vehicles used for haulage of imported fill or freight must not use Cambridge Avenue during construction and operation of the development.	Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason 24/06/25 Complaints register current to 25/08/25	The OTAMP was prepared and addresses the requirements from this condition. The OTAMP was submitted to the Department and initially approved prior to commencement of operations on 20/12/23. The OTAMP was updated following Mod-3 and was approved again by the Department on 28/01/25. Whilst there have been complaints about traffic, these do not appear to indicate that freight is being moved to/from Cambridge Avenue. The BOTDR does not identify any movements from / to Cambridge Avenue that are associated with MPW vehicles.	C
B90	Access to the ABB site must be maintained throughout construction and operation of the development.	Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason 24/06/25 Complaints register current to 25/08/25	Access to MPW operational areas does not require any disruption to access for ABB.	C
B91	The Applicant must: a) consult with the owners/occupiers of the ABB site throughout construction and operation; b) provide details of construction works adjacent to the ABB site prior those works occurring; and c) ensure the proposal does not adversely impact overland flow paths or existing stormwater infrastructure on the ABB site.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C (Appendix A)	The SDDR addresses requirements around stormwater. The SDDR formed part of the approved design and was verified by the Certifier as part of issuance of the Occupation Certificates. Other issues are associated with construction or operational traffic. The Auditees are not aware of any issues having been raised by ABB.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B92	The Applicant must ensure that the construction and operation of the proposed development will not prevent the public use of Moorebank Avenue to a standard commensurate to its use prior to the development. Note: Temporary closures or part closures and changes to the operation of Moorebank Avenue may occur for limited periods during construction as detailed in the Construction Traffic and Access Management Plan.	Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason 24/06/25 Complaints register current to 25/08/25	The OTAMP was prepared and addresses requirements from B93 to minimise traffic impacts. Whilst there have been complaints about traffic, these do not appear to indicate that the use of Moorebank Avenue is significantly different to that predicted in the EIS and associated Environmental Assessment Documents. Public use of the street has been maintained. The BOTDR indicates that traffic volumes in the first year of operations are well below peak predicted in the EIS.	Compliant
B93	The development is to be designed and operated so that: a) all vehicles are wholly contained on site before being required to stop; b) adequate parking for heavy vehicles is provided on-site to accommodate any potential delays in schedule time; c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; d) all loading and unloading of materials is carried out on-site; and e) site roads accommodate buses, bus infrastructure and cyclist use for employees.	Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4 Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason 24/06/25 Complaints register current to 25/08/25	The OTAMP was prepared and addresses requirements from B93 to minimise traffic impacts. Whilst there have been complaints about traffic, these do not appear to indicate that any operational vehicles are using the public road network. There appears to be ample space on site for marshalling, parking, loading etc.	C
RMS supplementary requirements				
B94	The civil design and Traffic Control Signal (TCS) plans for the upgrades identified in Table 1 of Condition B84 must be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. The designs must be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans must be submitted to RMS for approval before the issue of a Construction Certificate and commencement of road works. RMS fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B95	All documentation required under Condition B94 must be sent to development.sydney@rms.nsw.gov.au .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B96	RMS fees for administration, plan checking, civil works inspections and project management must be paid by the applicant before the commencement of road upgrades identified in Table 1 of Condition B84 .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B97	The applicant must enter into a Works Authorisation Deed (WAD) with RMS for the works identified in Table 1 of Condition B84 . The applicant must also dedicate as public road under the <i>Roads Act 1993</i> the parts of Lot 2 DP 1197707 (incorporating existing Moorebank Avenue) and any other land required to accommodate the road and	This audit relates to the operational phase of the development. Refer to	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	intersection upgrade works (including associated pathways and services) identified in Table 1 of Condition B84 . The WAD must provide for the dedication of the required land as public road under the <i>Roads Act 1993</i> as a pre-condition to practical completion of the road and intersection upgrade works being achieved under the WAD. A Construction Certificate cannot be issued for any part of the road and intersection upgrade works unless a WAD has been entered into in compliance with this condition. The road and intersection works identified in Table 1 of Condition B84 cannot be opened for use by traffic unless all required land has been dedicated as public road in accordance with this condition.	separate audit programs and audit reports for construction	Refer B84 regarding staging to complete road upgrades concurrently with operations and in accordance with the TfNSW WAD.	
B98	The Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure; further details will be included as part of the WAD process.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction. Refer B84 regarding staging to complete road upgrades concurrently with operations and in accordance with the TfNSW WAD.	NT
B99	Prior to any installation of temporary portable traffic signals and other traffic management measures on Moorebank Avenue or Anzac Road, the Applicant must obtain the relevant approvals from RMS.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction. Refer B84 regarding staging to complete road upgrades concurrently with operations and in accordance with the TfNSW WAD.	NT
B100	All works associated with signposting along Moorebank Avenue must be approved by RMS.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction. Refer B84 regarding staging to complete road upgrades concurrently with operations and in accordance with the TfNSW WAD.	NT
B101	The works associated with traffic signals and road upgrade works are to be designed and delivered at no cost to TfNSW or RMS.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction. Refer B84 regarding staging to complete road upgrades concurrently with operations and in accordance with the TfNSW WAD.	NT
B102	The Applicant must pay all costs incurred by Council and/ or RMS in relation to public road dedication of Commonwealth owned land.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction. Refer B84 regarding staging to complete road upgrades concurrently with operations and in accordance with the TfNSW WAD.	NT
B103	The Applicant is required to negotiate and execute an Interface and Access Deed with RMS and the M5 Operator (Interlink Roads Pty Ltd) prior to road construction works commencing, to address matters including interface between the parties, access provisions, compensation arrangements, and traffic management for the road upgrade works carried out on Lots 3 and 4 in Deposited Plan 1063765.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction. Refer B84 regarding staging to complete road upgrades concurrently with operations and in accordance with the TfNSW WAD.	NT
B104	The Applicant is to ensure that the construction and operation of the proposed development will not prevent the ongoing use of Moorebank Avenue as a public road to a standard commensurate to its current use prior to the development. A staging plan should be submitted to RMS for approval, as part of the WAD package, to ensure adequate capacity is provided along Moorebank Avenue at all times, including a requirement to maintain two lanes open to traffic. The staging plan should provide details of how the road and intersection upgrade works tie into other road upgrades works approved under the MPE Stage1 and 2 SSD applications. Any temporary diversion works not located within the Moorebank Avenue roadway will require separate planning approval.	Interview with auditees 12/03/2025 Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD) Major Works Authorisation Deed (WAD) MAAI SYD12/00072/63, 6/10/2022 Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4	The design under Condition B84 was approved and is being constructed under a WAD concurrently with operations. Attachment G of the WAD contains the approved Works Phasing Plans. Sighted for Phases: 01A, 01B, 01C, 02A, 02B, 02C, 03A, 03B and 04, 05 and 06 dated 18/3/2022 from Northrop. The OTAMP was prepared and addresses requirements from B93 to minimise traffic impacts. Whilst there have been complaints about traffic, these do not appear to indicate that the use of Moorebank Avenue is significantly different to that predicted in the EIS and associated Environmental Assessment Documents. Public use of the street has been maintained. The BOTDR indicates that traffic volumes in the first year of operations are well below peak predicted in the EIS.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason 24/06/25 Complaints register current to 25/08/25		
B105	There are to be no works undertaken by the Applicant within the RMS (M5 Motorway) land and no impact on RMS drainage infrastructure system or on adjoining Roads and Maritime assets, without the consent of the RMS and M5 Motorway Operator (Interlink).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B106	The Applicant is to liaise with and obtain relevant approvals from RMS in relation to any proposed drainage and excavation works, erection of new and/ or maintenance of existing fencing on the M5 Motorway boundary, erection of new noise attenuation infrastructure, and any other construction works that may impact the M5 Motorway corridor. <i>Note: Contact is to be made to Matthew Messina, Commercial Manager Motorway Partnerships and Planning on 02 8588 4119</i>	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B107	To ensure that Environment, Work Health and Safety laws are fully implemented within and near the M5 Motorway corridor, the Applicant's staff/ contractors must be inducted into the M5 Motorway operator's (Interlink) corridor and fill out a Motorway Access Permit for site activities on or immediately adjoining M5 Motorway land, if work has to be undertaken from the M5 Motorway side. The Applicant may be required to complete a commercial agreement or bank undertaking that sufficiently mitigates the M5 Operator's (Interlink) risk.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B108	A Road Occupancy Licence is to be obtained from the Transport Management Centre for any works that may impact on traffic flows on Moorebank Avenue or the adjoining State Road network during construction activities.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B109	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B110	Access is denied across the M5 Motorway corridor boundary and all buildings and structures are to be located wholly within the freehold property.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B110A	Until operational access to the site is provided (that is, as part of the Moorebank Avenue and Anzac Road intersection upgrades required under condition B84), the Applicant must ensure that the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing. <i>Note: Prior to the occupation of any warehouse on the site, the Applicant must undertake a pre-opening road safety audit of its interim operation site access, and incorporate the corrective actions outlined in that Road Safety Audit, under conditions B112A and B112B.</i>	Road Safety Audit - Site Access Moorebank Intermodal West Precinct, 22/03/23 Moorebank Avenue Stage 1 Post-Opening Road Safety Audit Report, May 2023 Letter DPHI to SIMTA, 11/07/23 (acceptance of road safety audits) Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4	Road Safety Audits for access completed prior to operations and have been considered in the WAD phasing. Operational access from Moorebank Avenue/Anzac Road was in effect during the site inspection.	C
Road Safety Audit				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B111	Prior to commencement of any works, the Applicant must undertake a Road Safety Audit for heavy vehicle movements associated with the importation of fill, for construction vehicle swept paths in and out of the development site via the proposed construction access points along Moorebank Avenue, and for motorists and construction vehicle movements along Moorebank Avenue during the staged road upgrade works identified in Table 1 . The Road Safety Audit must be prepared by an independent TfNSW accredited road safety auditor in accordance with the relevant Austroads guidelines to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed construction access arrangements and affected vehicle movements.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B112	The Applicant must recommend corrective actions for the identified safety issues and propose appropriate traffic management measures outlined in the Road Safety Audit (i.e., temporary traffic signals and other traffic management measures) in consultation and with the approval of the relevant road authority. Details on the proposed traffic management measures must be submitted to the Planning Secretary, TfNSW and RMS.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B112A	Prior to occupation of any warehouse on the site, the Applicant must undertake a pre-opening Road Safety Audit for heavy vehicle movements associated with operation in and out of the development site via the operational access point to the site, and for motorists and construction vehicle movements along Moorebank Avenue. The Road Safety Audit must be prepared by an independent TfNSW accredited road safety auditor in accordance with the relevant Austroads guidelines and TfNSW's Guidelines for Road Safety Audit Practices to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed operational access arrangements and affected vehicle movements. Note: In accordance with condition B110A, the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.	RSA Final Report 22/3/2023 prepared by ARRB related to Chatham Ave. RSA Approval Email 04/07/2024 DPHI Post Opening RSA Final Report March 2024 prepared by Samsa Consulting related to Moorebank Ave: Phase 2a. Close Out Email from BMD regarding open items sent to SMEC 17/04/2024	Sighted letter from DPHI to Aspect dated 4/07/2024 indicating RSA condition: Moorebank Ave, MAAI Stage 1 prepared by Samsa Consulting dated May 2024, relating to Moorebank Avenue, Moorebank. Close Out Email from BMD regarding open items sent to SMEC 17/04/2024. RSA 2a provided with approval from DPHI, which notes consultation with TfNSW. The corrective actions were managed in consultation with a signed off by the TfNSW independent verifier for the Development – SMEC.	C
B112B	Prior to occupation of any warehouse on the site, the Applicant must incorporate the corrective actions outlined in the pre-opening Road Safety Audit required under condition B112A in consultation with and with the prior approval of the relevant road authority. Details on the proposed corrective actions must be submitted to the Planning Secretary and TfNSW.	RSA Final Report 22/3/2023 prepared by ARRB related to Chatham Avenue. Email to Major projects planning received on the 11/7/2023 with comments on the RSA for Condition B112 Post Opening RSA Final Report March 2024 prepared by Samsa related to Moorebank Avenue: Phase 2a. Email to Major projects planning received on the 25/03/2024 with comments on the RSA for Condition B112 Close Out Email from BMD regarding open items sent to SMEC 17/04/2024 Letter from DPHI to Aspect (PA-319) dated 4/7/2024 re. RSA Condition B112B	RSA Final Report 22/3/2023 prepared by ARRB related to Chatham Ave, includes the corrective actions. Actions will be implemented and submitted to the DPHI and TfNSW accordingly, prior occupation of the warehouse. RSA Final Report 04/07/2024 prepared by Samsa related to Moorebank Avenue, includes the corrective actions (closed on the 25/3/24). Actions will be implemented and submitted to the DPHI and TfNSW accordingly, prior occupation of the warehouse. Close Out Email from BMD regarding open items sent to SMEC 17/04/2024. Presented letter from DPHI to Aspect (PA-319) dated 4/7/2024 re. RSA Condition B112B. The RSA and letter from DPHI have been published on the development website. RSA 2a provided with approval from DPHI, which notes consultation with TfNSW. The corrective actions were managed in consultation with a signed off by the TfNSW independent verifier for the Development – SMEC.	C
B112C	The Road Safety Audit required by condition B112A is not required if the applicant has completed the Moorebank Avenue and Anzac Road intersection upgrades required under condition B84 prior to occupation of any warehouse on the site.	As above	As above. The RSA was required to accommodate operations prior to Moorebank Avenue and Anzac Road intersection upgrades being opened.	C
Construction Traffic and Access Management Plan				
B113	Prior to commencement of construction, the Applicant must prepare a Construction Traffic and Access Plan (CTAMP) and submit it to the Planning Secretary for approval. The CTAMP must be prepared by a suitably qualified and experienced person(s) in consultation with Council, and must be endorsed by TfNSW and RMS.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B114	The CTAMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1 , the CEMP must: a) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) include a Heavy Vehicle Route Plan detailing: i. origin of imported fill, ii. destination of demolition material and spoil, iii. heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with the conditions of this consent including Condition B89, and iv. management system for oversized vehicles; c) access and parking arrangements; and d) detail procedures for notifying residents and the community of any potential traffic disruptions.			
B115	Two lanes (one in each direction) of traffic on Moorebank Avenue must be available at all times during construction, unless otherwise approved by RMS.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B116	All construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B117	All vehicles must enter and leave the site in a forward direction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Operational Traffic and Access Management Plan				
B118	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), TfNSW and RMS.	Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4	The OTAMP was prepared and addresses the requirements from this condition. The OTAMP was submitted to the Department and initially approved prior to commencement of operations on 20/12/23. The OTAMP was updated following Mod-3 and was approved again by the Department on 28/01/25.	C
B119	The OTAMP must form part of the OEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6 , the OTAMP must: a) detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; b) detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network; c) detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; and d) set out a framework and procedures for data collection required to prepare the Biannual Trip Origin and Destination Report required under Condition B120 including a main gate monitoring system (e.g. CCTV) to identify heavy vehicles turning right from the terminal site onto Moorebank Avenue, or turning left from Moorebank Avenue to the terminal site.	Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4) Biannual Trip Origin Destination Report 01 November 2024 – 30 April 2025, Ason 24/06/25 Complaints register current to 25/08/25	The OTAMP was prepared and addresses the requirements from this condition. The OTAMP was submitted to the Department and initially approved prior to commencement of operations on 20/12/23. The OTAMP was updated following Mod-3 and was approved again by the Department on 28/01/25.	C
Biannual Trip Origin and Destination Report				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B120	Each six months following commencement of operation, the Applicant must prepare a Biannual Trip Origin and Destination Report (in a format agreed with TfNSW and RMS) that advises: a) the total number of actual and standard twenty foot equivalent shipping containers despatched and received during the period; b) the number of actual and standard twenty foot equivalent shipping containers transported to and from the site by rail during the period; c) actual hours of operation for the truck gate listing days and hours of operation; d) records of vehicle numbers accessing the site including a record of heavy vehicle entry by date and approximate time; e) direction of travel into and out of the site for light vehicle on a representative day; and f) representative vehicle origins and destinations of all classes of vehicles and covering the intermodal terminal, the warehousing facility and any other uses such as the freight village. A copy of the report required under Condition B120 is to be submitted to the Planning Secretary, TfNSW and RMS within one month of its preparation.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 (revised) and DPHI submission 30/04/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	The first BTODR (covering May – October 2024) underwent a number of revision which meant it was submitted (after revisions) on 30/04/25.	C
B120A	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: (a) verification of actual traffic movements against condition A15A; (b) assessment of the traffic performance of the project against the predictions made in EIS, RtS and consolidated assessment clarification 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 TfNSW 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. Note: In accordance with condition B110A, the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	According to the BTODR both LVs and HVs movements are being recorded and for the period between 01/11/24 and 30/04/25 were well below the thresholds from A15A. The triggers from B120B have not yet been met.	NT
B120B	Traffic Audits under condition B120A are required to be undertaken within 90 days of the following trigger events: (a) the MPW Stage 2 daily heavy vehicle movements reaching 1,000 heavy vehicle movements for the first time, (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.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	According to the BTODR both LVs and HVs movements are being recorded and for the period between 01/11/24 and 30/04/25 were well below the thresholds from A15A. The triggers from B120B have not yet been met.	NT
B120C	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. 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.	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report, 01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25	According to the BTODR both LVs and HVs movements are being recorded and for the period between 01/11/24 and 30/04/25 were well below the thresholds from A15A. The triggers from B120B have not yet been met.	NT
B120D	Following consideration of the outcomes of the Traffic Audit and the Traffic Audit report referred to under conditions B120A and B120C of this consent, the Planning Secretary may require the Applicant to implement additional traffic mitigation, monitoring or management measures to address traffic impacts associated with the project. The Planning Secretary may require any or all of the measures identified in the Traffic Audit report, or other measures considered appropriate by the Planning Secretary (including additional local area traffic management measures or on-site traffic management controls) to be	Biannual Trip Origin Destination Report 01 May 2024 – 31 October 2024, Ason, 11/06/25 Biannual Trip Origin Destination Report,	According to the BTODR both LVs and HVs movements are being recorded and for the period between 01/11/24 and 30/04/25 were well below the thresholds from A15A. The triggers from B120B have not yet been met.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	implemented. The Applicant must implement the measures required by the Planning Secretary within such period as the Planning Secretary may specify.	01 November 2024 – 30 April 2025, Ason, 24/06/25 and DPHI submission 25/06/25		
Workplace Travel				
B121	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 TfNSW and outline facilities and measures to promote public transport usage, including: a) peak period and shift work responsive express buses to/ from the site and Liverpool Station via Moorebank Avenue and Newbridge Roads with frequency dependent on the development of the site; b) peak period express buses to/ from the site and Holsworthy rail station via Anzac Road, Wattle Grove Drive and Heathcote Road with frequency dependent on the development of the site; and c) consideration of extension of the 901 bus service and new bus stop locations if required.	Workplace Travel Plan for Warehouse 5 and 6 prepared by Logos (Aspect), 24/11/2023 Rev.07 revised 6/3/2024 Rev.8 Letter from DPHI to Aspect re. approval of WTP (SSD-7709-PA315) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24 Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	Workplace Travel Plan prepared by Logos (Aspect), 24/11/2023 Rev.07. Appendix A – Evidence of consultation with TfNSW on the 19/9/2023 Plan covers items: a) Table 2-4 b) Section 2.1.1 and Table 2-1 c) Table 2-4 Sighted ER endorsement for WTP Rev.7, 28/11/2023 The WTP was revised on the 6/3/2024 Rev.8, updated to include WH1 and WH2 tenant details. This has been published in the development website. WTP was submitted to the DPHI and approved on the 29/5/24 – sighted letter from DPHI to Aspect SSD-7709-PA315.	C
B122	The Applicant must provide an annual report on employee numbers to the Department, TfNSW 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.	-	Non-compliance: There is no evidence available to demonstrate that this requirement has been satisfied.	NC
B123	The Applicant and each occupant/operator must implement the most recent version of the Workplace Travel Plan for the duration of the development.	Workplace Travel Plan for Warehouse 5 and 6 prepared by Logos (Aspect), 24/11/2023 Rev.07 revised 6/3/2024 Rev.8 Letter from DPHI to Aspect re. approval of WTP (SSD-7709-PA315) Interim Occupation Certificate No. 222225/06 (warehouse J/N – Woolworths), 02/08/23 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Interim Occupation Certificate No. 222225/06 (Warehouse external works), 28/08/24	Most of the requirements of the WTP relate to provision of infrastructure (end of trip, bike facilities, access routes etc). These have been verified as having been constructed by the Certifier in issuance of the Occupation Certificates. Documents are issued to the tenants for implementation. Non-compliance: There is no evidence available to demonstrate that commitments WT-2, WT-7 – WT12, or reporting from section 3.1 of the Workplace Travel Plan have been implemented.	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status						
		Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works noted as OC Stage 2 within the demarcation plan – attachment 72 Occupation Certificate No. 222224/06 (warehouse whole of building), 19/08/24 Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114) Site inspection 17/09/25								
Driver Code of Conduct										
B124	The Applicant must prepare and submit a Driver Code of Conduct to the Secretary which includes the following measures to minimise impacts: a) adherence to specified transport routes, including no heavy vehicle access to and from Cambridge Avenue; b) acceptable delivery hours; c) no extended periods of engine idling; d) avoiding queuing in or around the site; e) compliance with site speed limits; f) limiting the need for reversing on site; and g) consideration of the use of non-tonal movement alarms in place of reversing beepers or alternatives such as reversing cameras and proximity alarms, or a combination of these, where tonal alarms are not mandated by legislation.	Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4 Email chain, Tactical to tenants 31/01/25 – 11/02/25 (direction to tenants to read and comply with Consent and OEMP).	This requirement is addressed in Section 3 of the OTAMP. Evidence has been provided demonstrating that the tenants in operations have been issued with a directed to comply with the Consent and OEMP including OTAMP.	C						
Noise and Vibration										
Construction Hours of Work										
B125	The Applicant must comply with the hours detailed in Table 2 . Table 2: Hours of Work <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td>Construction</td><td>Monday – Friday Saturday</td><td>7 am to 6 pm 8 am to 1 pm</td></tr></table>	Activity	Day	Time	Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Activity	Day	Time								
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm								
B126	Except as permitted by an EPL, activities resulting in highly noise intensive works (including impulsive or tonal noise emissions) must only be undertaken: a) between the hours of 8:00 am to 5:00 pm Monday to Friday; b) between the hours of 8:00 am to 1:00 pm Saturday; and c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block. Note 1: For the purposes of this condition, 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work that is the subject of this condition.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT						

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status												
	Note 2: Section 42(1)(e) of the EP&A Act requires that an EPL be substantially consistent with this approval. Out-of-hours works considered under Condition B127 must be justified and include an assessment of mitigation measures.															
B127	Construction outside of the hours identified in Condition B125 may be undertaken in any of the following circumstances: a) works that are inaudible at the nearest sensitive receivers; b) where a negotiated agreement has been arranged with affected receivers; c) works agreed to in writing by the Planning Secretary; d) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; e) works associated with: (i) the Moorebank Avenue/Anzac Road upgrade, the delivery of the rail link connection, and works required to be undertaken during rail corridor possession where they are undertaken in accordance with an Out-Of-Hours Work Protocol under Condition B135; or [Amended by SSD-7709-Mod-2] (ii) any other construction works on the site where they are undertaken Out-of-Hours must be in accordance with the approved Out-of-Hours Work Protocol (OOWP) required under condition B135. f) Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm; or g) Where they are undertaken in accordance with an Out-Of-Hours-Work Protocol under Condition B135.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT												
B128	Blasting is not permitted on the site.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT												
Noise Wall																
B129	Prior to the commencement of operation of any part of the development, the Applicant must construct a 5 m high noise wall along the entire length of the western internal road as shown in Appendix 1 (as detailed in the EIS and RtS Noise and Vibration Impact Assessment modelling).	Site inspection 7/03/2024	During the site inspection on the fourth audit (March 2024) the noise wall was sighted and this was prior to operations commencing.	C												
Hours of Operation																
B130	The permitted hours of operation are detailed in Table 3 . Table 3: Hours of Operation <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td>Intermodal terminal facility including rail link connection</td><td>Monday – Sunday</td><td>24 hours</td></tr><tr><td>Warehouses</td><td>Monday – Sunday</td><td>24 hours</td></tr><tr><td>Freight village</td><td>Monday – Sunday</td><td>7 am to 6 pm</td></tr></table>	Activity	Day	Time	Intermodal terminal facility including rail link connection	Monday – Sunday	24 hours	Warehouses	Monday – Sunday	24 hours	Freight village	Monday – Sunday	7 am to 6 pm	Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4 Email chain, Tactical to tenants 31/01/25 – 11/02/25 (direction to tenants to read and comply with Consent and OEMP). Complaints register current to 25/08/25	This requirement is addressed in Section 3 of the ONMP. Evidence has been provided demonstrating that the tenants in operations have been issued with a directed to comply with the Consent and OEMP including ONMP. There is no evidence sighted by the Auditor that suggests that the operational hours have been contravened.	C
Activity	Day	Time														
Intermodal terminal facility including rail link connection	Monday – Sunday	24 hours														
Warehouses	Monday – Sunday	24 hours														
Freight village	Monday – Sunday	7 am to 6 pm														
Intermodal Terminal Operational Noise Limits																
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) Table 4: Operational Noise Limits dB(A)	B140A Noise monitoring (Year 1), Renzo Tonin, 25/03/25 Letter DPHI to Tactical, 11/04/25 (acceptance of the B140A monitoring report)	Non-compliance: Renzo Tonin completed noise impact monitoring in accordance with B140A. The assessment concluded that The noise monitoring surveys determined that the noise emissions from MIP operations were less than the SSD 7709 Conditions of	NC												

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																									
	<table border="1"> <thead> <tr> <th>Location (residential receivers)</th><th>Day LAeq,15 minute</th><th>Evening LAeq,15 minute</th><th>Night LAeq,15 minute</th><th>Night LAFmax Sleep Arousal Screening Level</th></tr> </thead> <tbody> <tr> <td>Casula</td><td>46 dB</td><td>44 dB</td><td>39 dB</td><td>52 dB</td></tr> <tr> <td>Glenfield</td><td>49 dB</td><td>46 dB</td><td>42 dB</td><td>52 dB</td></tr> <tr> <td>Wattle Grove</td><td>44 dB</td><td>42 dB</td><td>42 dB</td><td>52 dB</td></tr> <tr> <td>Wattle Grove North</td><td>41 dB</td><td>41 dB</td><td>41 dB</td><td>52 dB</td></tr> </tbody> </table> Notes: To determine compliance with the LAeq,15 minute noise limits, noise from the development is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 m of a dwelling where the dwelling is more than 30 m from the boundary. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 7 of the NPI). The modification factors in Fact Sheet C of NPI must also be applied to the measured noise levels where applicable. To determine compliance with the LA1,1 minute noise limits, noise from the project is to be measured at 1 m from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 7 of the NPI). The noise emission limits identified above apply under meteorological conditions of: - wind speeds of up to 3 m/s at 10 m above ground level; or 'F' atmospheric stability class.	Location (residential receivers)	Day LAeq,15 minute	Evening LAeq,15 minute	Night LAeq,15 minute	Night LAFmax Sleep Arousal Screening Level	Casula	46 dB	44 dB	39 dB	52 dB	Glenfield	49 dB	46 dB	42 dB	52 dB	Wattle Grove	44 dB	42 dB	42 dB	52 dB	Wattle Grove North	41 dB	41 dB	41 dB	52 dB		Consent (CoC) LAeq15min noise limits at all surrounding receiver locations for all monitoring periods. Typically, the maximum noise levels from MIP operations were generally compliant with the LMax noise limits, however, a number of periods were identified where the LMax noise levels were above the LMax noise limit for residences in Casula. These periods were further investigated, and it was identified that onsite activity generating the noise events were as follows: - Reach stackers handling containers at the north end of IMEX. - Truck horn events associated with container handling. - Reach stacker handling of containers at a MPW warehouse. In response to this finding, the auditees provided a response from Qube which discusses the mitigations that they have considered and sought to implement on IMEX. There is no discussion regarding the handling of containers at the MPW warehouses. As per the recommendation from the noise assessment, the response process detailed in Section 4.3 and Table 4-1 of the Operational Noise Management Plan should be followed for all potential sources of the noise exceedances.	
Location (residential receivers)	Day LAeq,15 minute	Evening LAeq,15 minute	Night LAeq,15 minute	Night LAFmax Sleep Arousal Screening Level																									
Casula	46 dB	44 dB	39 dB	52 dB																									
Glenfield	49 dB	46 dB	42 dB	52 dB																									
Wattle Grove	44 dB	42 dB	42 dB	52 dB																									
Wattle Grove North	41 dB	41 dB	41 dB	52 dB																									
Operation of Rail Terminal, Locomotives and Wagons																													
B132	Terminal and rail port shuttle operations must comply with the following: - best practice plant for the intermodal terminal facility, including electronic automated container handling equipment or equipment with equivalent sound power levels; - locomotives using the development must meet the air emissions standards and noise requirements as specified in the Moorebank Precinct East – Stage 1 Project: Best Practice Review (SSD 12_6766), prepared by Arcadis dated 19 September 2017); - wagons using the development must incorporate available best practice noise technologies, such as “one-piece” freight bogies or three-piece freight bogies fitted with cross-bracing or steering arms; and permanently coupled ‘multi-pack’ steering wagons using Electronically Controlled Pneumatic (ECP) braking with a wire based distributed power system (or better practice technology); - 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 - 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.	Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4) Email chain, Tactical to tenants 31/01/25 – 11/02/25 (direction to tenants to read and comply with Consent and OEMP). Best Practice Progress Review 2025, Arcadis, 11/07/25	Observation: The ability of operations at MPW to comply with this requirement in full is unclear. This requirement is addressed in Section 3.4.2 of the Operational Noise Management Plan. It states: ‘Several measures to mitigate noise associated with the operation of the Rail Link are identified in the MPE Stage 1 (SSD 6766) Development Consent. MPE Stage 1 operational rail noise and mitigation measures are covered under the following suite of documents: • Draft Brake Squeal Report (SSD 6766 CoC F5) • Functional Spec for Noise Monitoring System and Appendices identifying preferred monitoring locations (SSD 6766 CoC G7 and G7A) • Best Practice Wagon Report (SSD 6766 CoC G6b) • Background Rail Noise Monitoring Report (SSD 6766 FCMM Condition 3C), as required, upon completion of the rail noise study. No additional rail noise mitigation measures are considered necessary for the MPW Precinct.’ The Operational Noise Management Plan was approved by the Department.	C																									

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			The Best Practice Progress Review 2025 (Arcadis, 11/07/25) was prepared in accordance with Table 4-5 of the Precinct Operational Air Quality Management Plan. It commits to completing a Best Practice Progress Review annually for up to seven years from commencement of operation. The Review noted that IMEX <u>cannot restrict movements as it is an open terminal</u>. It did however recommend that <i>'Qube is advised to complete a detailed review of the existing fleet utilising the IMEX terminal and for any other locomotives potentially using the terminal. This review can be used to develop a matrix for the fleet that intend to use the IMEX terminal and to compare this fleet to the wider locomotive fleet. The aim would be to identify the implementation of best practice performance in emissions reduction and a road map for ongoing review and improvement, in addition to the recommendations identified throughout this document.'</i> Whether or not the rail fleet meet the emission requirements from this condition is unclear.	
B133	For all terminal and rail operations, a monitoring and performance management regime is to be established in accordance with the conditions of this consent, including but not limited to the requirements of conditions B140-B143 , with the objective of ensuring there is no deterioration in noise performance and continual improvement in rail noise outcomes from rail operations throughout the life of the development.	Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4 B140A Noise monitoring (Year 1), Renzo Tonin, 25/03/25 https://moorebanknoisemonitor-emsbk.trackiq.net/NoiseMonitor/ Warehouse N1 operational noise quota, Renzo Tonin (base and operations), 09/06/23 Monitoring Report for Mechanical Plant (SSD 7709 B139) - Warehouse N1, Renzo Tonin, 12/11/24 Monitoring Report for Mechanical Plant (SSD 7709 B139) - Warehouse N2, Renzo Tonin, 12/11/24 Monitoring Report for Mechanical Plant (SSD 7709 B139) - Moorebank National Distribution Centre (NDC), 22/08/25	This requirement is addressed in Section 4 of the ONMP. The ONMP was approved by the Department. Operations has only recently commenced and thus monitoring ad noise controls are not at the stage where deterioration over time has materialised.	C
Construction Noise and Vibration Management Plan				
B134	Prior to commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) and submit it to the Planning Secretary for approval. The CNVMP must be consistent with the guidelines contained in the ICNG (DECC, 2009).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B135	The CNVMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the CNVMP must include: a) identification of the work areas, site compounds and internal access routes; b) identification of the type and number of plant and equipment expected on site at the same time; c) details of construction activities and a construction program, including the identification of key noise and/or vibration generating construction activities (based on representative construction scenarios) that have the potential to generate noise and/or vibration impacts on surrounding sensitive receivers, particularly residential areas; d) identification of sensitive receivers (including heritage structures if relevant) and relevant construction noise management levels (NMLs) using the ICNG, vibration criteria using the Assessing Vibration: a Technical Guide (DECC 2006) (for human exposure) and vibration limits set out in the German Standard DIN 4150-3: Structural Vibration effects of vibration on structures (for structural damage); e) Identification of any construction activities predicted to exceed NMLs; Note: The ICNG identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML. f) identification of feasible and reasonable measures to be implemented to minimise and manage construction noise impacts, including, but not limited to, acoustic enclosures, erection of noise walls (hoardings), respite periods; and g) an Out-of-hours Work Protocol for the assessment, management and approval of works associated with the Moorebank Avenue/Anzac Road upgrade, the delivery of the rail link connection, and works required to be undertaken during rail corridor possessions, outside of the hours identified in Condition B125. The Out-of-hours Work Protocol must: i. detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria, ii. provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments, and iii. include proposed notification arrangements.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Operational Noise Management Plan				
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).	Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4	The ONMP was prepared and addresses the requirements from this condition. The ONMP was submitted to the Department and initially approved prior to commencement of operations on 08/03/24. The ONMP was updated following Mod-3 and was approved again by the Department on 28/01/25.	C
B137	The ONMP must for part of the OEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6, the ONMP must include monitoring and reporting as required under Conditions B139, B140 and B141.	Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4	The ONMP was prepared and addresses the requirements from this condition. The ONMP was submitted to the Department and initially approved prior to commencement of operations on 08/03/24. The ONMP was updated following Mod-3 and was approved again by the Department on 28/01/25.	C
Mechanical Plant and Other Noisy Equipment Monitoring				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B138	Prior to construction of the freight terminal, freight village and each warehouse, the Applicant must submit to the Secretary a Noise Assessment for Mechanical Plant and other noisy equipment to demonstrate that plant and equipment has been selected to meet the overall noise limits specified in Table 4 .	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B139	The Applicant must carry out noise monitoring of mechanical plant and other noisy equipment for a minimum period of one week where valid data is collected following operation/ occupation of the freight terminal, freight village and each warehouse. The monitoring program must be carried out by a suitably qualified and experienced person(s) and a Monitoring Report for Mechanical Plant must be submitted to the Planning Secretary within two months of operation of the freight terminal and occupation of each tenancy to verify predicted mechanical plant and equipment noise levels.	Warehouse N1 operational noise quota, Renzo Tonin (base and operations), 09/06/23 Monitoring Report for Mechanical Plant (SSD 7709 B139) - Warehouse N1, Renzo Tonin, 12/11/24 Monitoring Report for Mechanical Plant (SSD 7709 B139) - Warehouse N2, Renzo Tonin, 12/11/24 Monitoring Report for Mechanical Plant (SSD 7709 B139) - Moorebank National Distribution Centre (NDC), 22/08/25	Mechanical Plant Noise assessments were completed prior to operations of the relevant parts of the development.	C
Site Noise Monitoring and Reporting				
B140	Within 12 months of operation of the intermodal terminal facility; occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Planning Secretary, the Applicant must undertake Operational Noise Monitoring to compare actual noise performance of the project against predicted noise performance and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to: 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 ascertained, 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 proportions; g) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all feasible and reasonable mitigation measures; 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.	B140 noise monitoring (First warehouse), Renzo Tonin, 03/10/25 DPHI post approval lodgement, 06/10/25	Observation: Refer A46. LOGOS notified the proposed commencement of operations on 18/12/23 as being 18/03/24. On 27/05/24 this was updated to 27/05/24. According to the auditees actual commencement occurred on 01/08/24. The B140 noise report states that the noise monitoring was conducted in August 2025. The Report was finalised on 03/10/25 and submitted to the Department on 06/10/25.	C
Noise Impact Monitoring and Residual Noise Impact Mitigation Plan				
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 Suitably Qualified and Experienced Acoustic Engineer to undertake a noise survey at R1 No. 9 Casula Road, Casula (or an equivalent location if access is denied). Evidence of	B140A Noise monitoring (Year 1), Renzo Tonin, 25/03/25 Letter DPHI to Tactical, 11/04/25 (acceptance of the B140A monitoring report)	Renzo Tonin completed noise impact monitoring in accordance with this condition. The assessment concluded that <i>The noise monitoring surveys determined that the noise emissions from MIP operations were less than the SSD 7709 Conditions of Consent</i>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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 ((NPfI) EPA 2017) to determine: - the LAeq, 15min noise level arising from use of the Precinct in the EPA-defined day, evening and nighttime periods (excluding rail operations on the rail link); and - the LAFmax noise level arising from use of the Precinct in the EPA-defined night-time period d) the noise survey must be both attended and unattended. The attended survey must be for a period of 4 contiguous hours in a single day, evening and night-time period conducted on days when the Precinct is likely to be operating at maximum capacity at the time. The unattended survey must be conducted for a period of 7 contiguous days not adversely affected by weather and must include the days of the attended surveys; e) a copy of the results of the noise survey must be provided to the Planning Secretary for information within one month of completion of the survey; f) if the noise survey identifies an exceedance arising from use of the Precinct of the LAeq, 15min and the LAFmax noise limits specified in condition B140A (the residual noise impacts), the Applicant is to conduct an assessment as follows: - 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 NPfI; - an assessment of the significance of the residual noise impacts in accordance with Table 4.1 of Section 4 of the NPfI; - the feasible and reasonable source and pathway noise mitigation measures that have been implemented in respect of the source(s) of the residual noise impacts; - any further feasible and reasonable transmission pathway noise mitigation measures which are capable of being adopted to reduce residual noise impacts; - feasible and reasonable receiver based treatments which can be offered to affected property owners in accordance with Table 4.2 of Section 4 of the NPfI; - an assessment of whether there are additional residential properties in Casula other than R1 which are considered to also be affected by residual noise impacts and the preparation of a list of property addresses of those properties likely to be affected; - within 3 months of the attended noise survey, the preparation of a Preliminary Residual Noise Impact Report summarising the findings including a draft Proposal for At Property Noise Mitigation Plan for R1 and submit a copy of the report to the Planning Secretary for information; g) in respect of the properties identified in (f) above, and within 12 months of the Residual Noise Impact Report being completed (or as otherwise agreed by the Planning Secretary), the Applicant is to complete a Residual Noise Impact Mitigation Plan to investigate and assess feasible and reasonable receiver based treatments for those properties and detail a Proposal for At Property Noise Mitigation Plan for each property in accordance with subclauses (a)-(d), and provide a copy of these plans to the Planning Secretary for information. h) for all properties identified in the Residual Noise Impact Mitigation Plan as requiring feasible and reasonable receiver based treatments, the Applicant must: - liaise with identified owners of properties; - provide the owners with a copy of the Proposal for At Property Noise Mitigation Plan for their respective property; - within 3 months of the Plan being completed, make an offer to the respective owners to affect the receiver based treatments specified in the Proposal for At Property Noise Mitigation Plan within an agreed time line; - if an agreement is reached with the property owner, execute the recommended mitigation treatment at no cost to the property owner, within an agreed time		(CoC) LAeq15min noise limits at all surrounding receiver locations for all monitoring periods. Typically, the maximum noise levels from MIP operations were generally compliant with the LMax noise limits, however, a number of periods were identified where the LMax noise levels were above the LMax noise limit for residences in Casula. These periods were further investigated, and it was identified that onsite activity generating the noise events were as follows: ☐ Reach stackers handling containers at the north end of IMEX. ☐ Truck horn events associated with container handling. ☐ Reach stacker handling of containers at a MPW warehouse. As the noise survey found exceedances from the LAFmax noise events, but not the LAeq15minute noise levels, then the further actions and reporting in B140A(f) to (k) are not required.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	i) the Applicant must provide to the Planning Secretary a copy of the reports and plans identified in this a condition with a summary of the state of agreements reached with property owners, and a summary of the execution of at source, in transmission pathway and at receiver mitigation every 6 months commencing from the completion of the Plans required at (g) until all mitigations are completed; j) at 12 monthly intervals, until a date which is 12 months after the Site has become fully operational (as determined with the Planning Secretary's agreement), commencing 12 months after the completion of the first noise survey, the Applicant must engage a Suitably Qualified and Experienced Acoustic Engineer to undertake a further noise survey, assessment and report at R1 No. 9 Casula Road, Casula (or an equivalent location if access is denied) following the process in clauses (a)-(e) to determine whether there has been a substantial change in the noise levels specified in (c). Where such a substantial change has occurred, the plans referred to in (g) must be updated and the requirements in (h)-(i) must be implemented in respect of properties which have not been offered noise mitigation treatment to date; and k) a copy of all reports and plans required under (j) are to be provided to the Planning Secretary within the relevant timelines prescribed under sub clauses (e), (f) ix, (g) and (i). Note: respect of requirements in this condition being in common with those in condition B140, the information that is common may be used to satisfy the requirements of both conditions; Note: In this condition, 'feasible and reasonable' has the meaning given in Fact Sheet F of the Noise Policy for Industry 2017.			
Rail Noise Monitoring and Reporting				
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) time and date of freight train passbys; b) imagery or video to enable identification of the rolling stock during the day and night; c) LAeq(15hour) and LAeq(9hour) from rail operations; and d) LAF(max) and SEL of individual train passbys, 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(15hour) and LAeq(9hr) results from each day must be available on the website within 1 hour of the period ending.	https://moorebanknoisemonitor-emsbk.trackiq.net/NoiseMonitor/	According to the auditees this requirement is currently being met by the permanent noise monitoring system installed and maintained by others, as part of SSD 6766 CoC G7. There is no reporting requirement associated with this condition. The Auditor was able to access the portal and results appeared to be current.	C
B142	Prior to the commencement of operation, the Applicant must submit to the Planning Secretary for approval, justification supporting the appropriateness of the location for rail noise monitoring, including details of any alternative options considered and reasons for these being dismissed. The noise monitoring location(s) must be west of the MPW Stage 2 connection to the rail link constructed under MPE Stage 1.	Rail Noise Monitoring and Reporting, Condition of Consent B142, Qube, 22/03/24 Letter DPHI to Qube, 13/05/24 (approval of B142 monitoring)	Rail noise monitoring has been approved by the Department.	C
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.	Annual Noise Review - May 2024 to May 2025, Renzo Tonin 15/06/25 DPHI post approval portal lodgement 17/06/25	An Annual Rail Noise Monitoring Report was prepared for SSD 6766 and SSD 7628 and the monitoring locations are consistent, with SSD 7709. The Report was submitted to the Department in June 2025 and the Auditor is not aware of the Department providing any feedback on the report.	C
Heritage				
Aboriginal Studies				
B144	A Salvage Strategy must be developed in consultation with OEH and with relevant Registered Aboriginal Parties prior to any impacts on Aboriginal objects and sites.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B145	The scar tree portions of Aboriginal sites MA6 & MA7 are to be removed by a qualified arborist and relocated to a suitable area identified in consultation with Registered Aboriginal Parties.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B146	Staged salvage excavation of selected areas should be conducted in consultation with Registered Aboriginal Parties. These stages include: a) dispersed pits placed along transects within the Terrace PAD and the tertiary terrace (between MA10 and MA14 – refer to Figure 16-2 of the EIS); and b) open area salvage excavation, targeting the artefact concentrations at MA10 and MA14, as well as any additional artefact concentrations identified during (a) above.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B147	Following completion of salvage, the Applicant must prepare an Aboriginal Cultural Heritage Salvage Report in accordance with any guidelines and standards or OEH requirements. The report must include details of any archival recording, further archaeological research either undertaken or to be carried out, and archaeological excavations (with artefact analysis and identification of a final repository for finds) and be submitted to the Planning Secretary, OEH, relevant Council(s) and Registered Aboriginal Parties, where relevant, for information within 12 months after the completion of salvage works.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Aboriginal Items or Objects				
B148	If any Aboriginal object of Aboriginal place is identified on site, or suspected to be on site (other than those identified in the EIS): a) all work in the immediate vicinity of the object or place must cease immediately; b) a 10 m wide buffer area around the object or place must be cordoned off; and c) OEH must be contacted immediately.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B149	Work in the immediate vicinity may only recommence if: a) the object or place is confirmed by OEH upon consultation with the Registered Aboriginal Parties, not to be an Aboriginal object or Aboriginal place; or b) an Aboriginal Cultural Heritage Management Plan is prepared in consultation with the Registered Aboriginal Parties and OEH to include the object or place and appropriate measures in respect of it, and the Plan is approved by the Planning Secretary; or c) OEH is satisfied as to the measures to be implemented in respect of the object or place and makes a written direction in that regard.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Non-indigenous Heritage				
B150	If any unexpected archaeological relics are uncovered: a) all work in the immediate vicinity of the find must cease immediately; b) OEH Heritage Division must be notified; c) a suitably qualified and experienced archaeologist (e.g. project archaeologist) must record and assess the significance of the find with the results reported to the Planning Secretary, OEH Heritage Division, Council and the local Historical Society; and d) where required, a Management Strategy is to be developed and implemented in consultation with the OEH Heritage Division.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B151	Work in the immediate vicinity of the find may only recommence on the advice of the project archaeologist.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Biodiversity				
B152	Prior to clearing of native vegetation, a Koala Management Plan (KMP) must be prepared by a suitably qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The KMP must: a) make reference to <i>A review of koala tree use across New South Wales</i> (OEH 2018); b) identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the Intermodal Precinct area and with other core koala habitat areas (i.e. to the south and to the west along Georges River); c) include commitment to retain Koala use trees on site in line with phased earthworks (see e.g. Condition B40);	Moorebank Precinct West Stage 2 Koala Management Plan (KMP), Cumberland Ecology, 12/03/2020 and Letter DPHI to Qube, 04/05/20 (approval of KMP) Baseline Koala Monitoring Report Addendum to the Moorebank Annual Flora and Fauna Monitoring Report, Arcadis, 16/05/25 and Letter DPHI to Tactical, 09/09/25 (approval of Koala Baseline Monitoring Report)	A KMP was prepared by qualified ecologists to satisfy this condition: The KMP was approved by the Department on 04/05/20. Monitoring indicates that no bridges or grids have been constructed, instead ramps have been constructed. Two Koala's have been detected during surveys and vegetation management would improve residual habitat.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																											
	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.	Operational Annual Flora and Fauna Monitoring Report, Arcadis 16/05/25 and DPHI post approval portal lodgement, 24/07/25 (submission of Report)																																													
Construction Flora and Fauna Management																																															
B153	The Applicant must: a) ensure that no more than 42.89 hectares of native vegetation is cleared for the development; and b) before any work commences, install and maintain exclusion fencing along the riparian corridor and around any native vegetation not being removed as part of the development.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT																																											
B154	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFFMP) and submit it to the Planning Secretary for approval. The CFFMP must be developed in consultation with OEH.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT																																											
B155	The CFFMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the CFFMP must include the following: a) measures to minimise the loss of key fauna habitat including tree hollows and koala feed trees; b) measures to minimise the impacts on fauna on site; and c) measures to ensure biodiversity values not intended to be impacted are protected including mapping of protected/ 'no-go' areas. Note: A version of the CFFMP is to be submitted prior to any clearing required to conduct remediation. In accordance with the definition of construction, that version of the CFFMP can be prepared and submitted for approval as a standalone document prior to any clearing required to conduct remediation, and a full CEMP does not need to be submitted at that point in time.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT																																											
B156	Prior to removing/ clearing any vegetation or any demolition, pre-clearing surveys and inspections for threatened species, populations and ecological communities must be undertaken. The surveys and inspections, and any subsequent relocation of species and associated management measures, must be undertaken under the guidance of a suitably qualified and experienced ecologist.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT																																											
B157	Prior to any impact on the species to be offset, the Applicant must retire biodiversity credits specified in Table 5 and Table 6. The retirement of credits must be carried out in accordance with the <i>NSW Biodiversity Offsets Policy for Major Projects (OEH 2014)</i>. Table 5: Ecosystem credit requirements<table><tr><th>Site</th><th>Plant community type</th><th>Area to be impacted</th><th>Credits required</th></tr><tr><td>MPW Stage 2 (excluding Moorebank Avenue site)</td><td>Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)</td><td>9.81 ha</td><td>371</td></tr><tr><td>MPE Stage 2 (excluding Moorebank Avenue site)</td><td>Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)</td><td>0.46 ha</td><td>15</td></tr><tr><td>MPE Stage 2 (excluding Moorebank Avenue site)</td><td>Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin (ME018)</td><td>27.88 ha</td><td>1,290</td></tr><tr><td>Moorebank Avenue site</td><td>Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)</td><td>3.75 ha</td><td>140</td></tr><tr><td>Moorebank Avenue site</td><td>Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)</td><td>0.22 ha</td><td>7</td></tr><tr><td>Moorebank Avenue site</td><td>Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)</td><td>0.59 ha</td><td>19</td></tr></table> Table 6: Species credit requirements<table><tr><th>Species</th><th>Impacted individuals/ area to be impacted</th><th>Credits required</th></tr><tr><td>Nodding Geebung (<i>Persoonia nutans</i>)</td><td>16</td><td>1,232</td></tr><tr><td><i>Hibbertia puberula</i> subsp. <i>puberula</i></td><td>2 ha</td><td>80*</td></tr><tr><td>Small-flower Grevillia (<i>Grevillea parviflora</i> subsp. <i>parviflora</i>)</td><td>333</td><td>4,662</td></tr><tr><td>Koala (<i>Phascolarctos cinereus</i>)</td><td>42.69 ha</td><td>1,110</td></tr></table>	Site	Plant community type	Area to be impacted	Credits required	MPW Stage 2 (excluding Moorebank Avenue site)	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	9.81 ha	371	MPE Stage 2 (excluding Moorebank Avenue site)	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)	0.46 ha	15	MPE Stage 2 (excluding Moorebank Avenue site)	Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin (ME018)	27.88 ha	1,290	Moorebank Avenue site	Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003)	3.75 ha	140	Moorebank Avenue site	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)	0.22 ha	7	Moorebank Avenue site	Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)	0.59 ha	19	Species	Impacted individuals/ area to be impacted	Credits required	Nodding Geebung (<i>Persoonia nutans</i>)	16	1,232	<i>Hibbertia puberula</i> subsp. <i>puberula</i>	2 ha	80*	Small-flower Grevillia (<i>Grevillea parviflora</i> subsp. <i>parviflora</i>)	333	4,662	Koala (<i>Phascolarctos cinereus</i>)	42.69 ha	1,110	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
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Moorebank Avenue site	Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney (ME018)	0.59 ha	19																																												
Species	Impacted individuals/ area to be impacted	Credits required																																													
Nodding Geebung (<i>Persoonia nutans</i>)	16	1,232																																													
<i>Hibbertia puberula</i> subsp. <i>puberula</i>	2 ha	80*																																													
Small-flower Grevillia (<i>Grevillea parviflora</i> subsp. <i>parviflora</i>)	333	4,662																																													
Koala (<i>Phascolarctos cinereus</i>)	42.69 ha	1,110																																													

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Note: * only whole numbers can be entered into the credit calculator. It is known that the calculator applies an offset requirement of 40 credits per hectare therefore this rate has been used to calculate the requirement for decimals of a hectare.			
B158	The Applicant: a) may elect to retire biodiversity credits in conjunction with the retirement of biodiversity credits for other developments on the MPE or MPW developments, prior to the commencement of construction of this development, provided it is not inconsistent with Condition B157; and b) is not required to retire credits for biodiversity impacts that it has already offset under another development consent, pending the provision of evidence of what credits were retired to offset which development.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B159	If any native flora or fauna is identified on site that has not been previously identified in the documents listed in Condition A3 : a) work must cease in the vicinity; b) a buffer zone must be established in consultation with the project ecologist; c) OEH must be notified; d) appropriate mitigation measures must be determined in consultation with OEH (including relevant re-location measures); and e) ecological monitoring and/ or biodiversity offset requirements must be updated, where required.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Operational Flora and Fauna Management				
B160	Prior to commencement of operation an Operational Flora and Fauna Management Plan (OFFMP) must be prepared by a suitably qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The OFFMP must include: a) monitoring, management and maintenance procedures for koala habitat corridors; and b) management and maintenance of other measures and site operations to minimise the risk of harm to koalas and other native fauna.	Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024 Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. Operational Annual Flora and Fauna Monitoring Report, Arcadis 16/05/25 and DPHI post approval portal lodgement, 24/07/25 (submission of Report)	The OFFMP was prepared and addresses the requirements from this condition. The OFFMP was submitted to the Department and initially approved prior to commencement of operations on 17/10/23. The OFFMP was updated following Mod-3 and was approved again by the Department on 28/01/25. Monitoring reports have been prepared and submitted indicating that the OFFMP has been implemented.	C
Contamination and Remediation				
Site Auditor				
B161	Prior to the commencement of any works, the Applicant must engage a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> NSW Site Auditor Scheme.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Per- and Polyfluoroalkyl Substances (PFAS) Contamination				
B162	Prior to construction, the Applicant must provide the EPA with a copy of all reports to date relating to the assessment of per- and poly-fluoroalkyl substances (PFAS) undertaken for the development and in relation to contamination from the development.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B163	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable to discuss requirements for community consultation.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Contamination in Vegetated Areas				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B164	Prior to vegetation clearing: a) the Applicant must identify contamination within vegetated areas and prepare options for remediation in those areas, with the objectives to: i. retain vegetation to the greatest extent possible beyond the completion of remediation; ii. minimise land disturbance in accordance with Condition B41; and iii. not reduce the ability to provide connectivity and habitat corridors in accordance with Conditions B2 and B152; b) where remediation requires prior vegetation clearing, an appropriate assessment of the impact of clearing on contaminated land must be prepared by a suitably qualified and experienced consultant; and c) where contamination is identified as occurring within those areas where vegetation is proposed to be cleared, a Contamination Management Plan must be prepared in consultation with the Site Auditor detailing the location and nature of the contamination and the proposed remediation and/ or management measures that will be undertaken to address the on-site and potential off-site impacts.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B165	A copy of the assessment required by Condition B164 above and any associated update of the CEMP required must be provided to the Planning Secretary for approval one month before commencement of vegetation clearing. Evidence of consultation with the Site Auditor must be included.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Remediation				
B166	Following vegetation clearing and prior to the commencement of other construction activities, the Applicant must complete remediation of the site in accordance with any relevant Remediation Action Plan (RAP) to the satisfaction of the Planning Secretary. The RAP must include options to remediate and/or manage PFAS impacted areas across the site, including the conservation area. The RAP must be submitted to the accredited site auditor and the NSW EPA for comment prior to implementation. If any amendments are required to the RAP, the amendments must be approved by an EPA accredited Site Auditor.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Validation Report				
B167	The Applicant must prepare a Validation Report for the Stage 1 development. The Validation Report must: a) be reviewed by an EPA accredited Site Auditor; b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); c) include, but not be limited to: i. comment on the extent and nature of the remediation undertaken, ii. describe the location, nature and extent of any remaining contamination on site, iii. sampling and analysis plan and sampling methodology, iv. details of the volume of treated material emplaced within any remaining containment cell, v. results of any validation sampling, compared to relevant guidelines/ criteria, and vi. discussion of the suitability of the remediated areas for the intended future land uses described under SSD 5066 and SSD 7709 – Stage 2 (including for the raised landform and imported fill characteristics and the drainage outlet structures in the riparian corridor).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B168	A copy of the Validation Report must be provided to the Planning Secretary, EPA and the Certifying Authority prior to commencement of construction (other than the vegetation clearing required for remediation).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Site Audit Statements				
B169	Upon completion of the remediation required in relation to Stage 1 (SSD 5066) and this development and prior to the commencement of construction (other than the vegetation clearing required for remediation) in relation to this approval (i.e. Stage 2 SSD 7709), the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement A for the whole site, prepared in accordance with the <i>NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017</i>, which demonstrates the site is suitable for its intended land uses under Stage 2 SSD 7709 including for the: a) importation and placement of fill,	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) construction of a warehouse estate including warehouse buildings, c) development of an intermodal terminal, and d) protection of the conservation area including riparian corridor and biodiversity offset sites.			
B170	To ensure that no residual contaminated land on site is impacted by this approval, the requirements of Site Audit Statement A required by Condition B169 cannot be staged.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B171	Upon completion of importation and placement of fill and prior to construction of permanent built surface works, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement A for the whole site, prepared in accordance with the <i>NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017</i> , which demonstrates the site is suitable for its intended land uses under MPW Stage 2 SSD 7709.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Long Term Environmental Management Plan				
B172	Where remediation outcomes for the site require long term environmental management, a suitably qualified and experienced person must prepare a Long Term Environmental Management Plan (LTEMP), to the satisfaction of the Site Auditor. The plan must: a) be submitted to the Planning Secretary and EPA prior to commencement of construction (other than vegetation clearing); and b) include, but not be limited to: i. a description of the nature and location of any contamination remaining on site, ii. provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell, iii. a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/ or disposal, iv. a description of the procedures for monitoring the integrity of the containment cell, v. a surface and groundwater monitoring program, vi. mechanisms to report results to relevant agencies, vii. triggers that would indicate if further remediation is required, and viii. details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
B173	The LTEMP must be registered on the title to the land.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Unexpected Ordnance				
B174	Unexpected Ordnance (UXO), Exploded Ordnance (EO) and Exploded Ordnance Waste (EOW) protocols must be prepared by an UXO contractor listed on the Defence Panel of suitably qualified UXO consultants and contractors.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Unexpected Finds Protocol				
B175	The CEMP required under Condition C2 must include an Unexpected Finds Protocol(s) for, but not limited to, contamination, ordnances, Aboriginal sites, non-indigenous heritage and flora and fauna.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Hazards and Risks				
B176	The total quantities of dangerous goods present at any time within the development and transport movements to and from the development must be kept below the screening threshold quantities and movements listed in the Department's <i>Hazardous and Offensive Development Guidelines Applying SEPP</i>	Inspection and interview with auditees 17/09/25	Warehouse operators have limited needs for dangerous goods. Maersk has a DG aisle which allows for movements of DG products through the warehouse. This is limited to epoxy resin (DG class 9) which is not subject to screening levels.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	33 (January 2011) with the exception of dangerous goods storage at the Warehouse JR and JN Distribution Precinct. SSD-7709-Mod-3	HSSE-001 (rev 1) Maersk Hazardous Chemical Register Woolworths NDC/RDC DG register (no date) Email Maersk to Knight Frank, 25/04/25 (declaration re DG storage)	Sydney Tools do not have the need to store DG other than v small quantities for maintenance. Woolworths move DG in consumer quantities as well as small quantities for plant maintenance and cleaning.	
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.	Inspection and interview with auditees 17/09/25 HSSE-001 (rev 1) Maersk Hazardous Chemical Register Woolworths NDC/RDC DG register (no date) Email Maersk to Knight Frank, 25/04/25 (declaration re DG storage)	Warehouse operators have limited needs for dangerous goods. Maersk has a DG aisle which allows for movements of DG products through the warehouse. This is limited to epoxy resin (DG class 9) which is not subject to screening levels. Sydney Tools do not have the need to store DG other than v small quantities for maintenance. Woolworths move DG in consumer quantities as well as small quantities for plant maintenance and cleaning.	C
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 JH Distribution Precinct, the studies set out below must be submitted to the Planning Secretary: (a) a Fire Safety Study for Warehouse JR and/or 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 be prepared in consultation with satisfy the operational requirements of Fire and Rescue NSW and include documentary evidence that a suitably qualified and experienced person is satisfied that the Applicant constructed the Warehouse JR and JN Distribution Precinct in accordance with the fire safety systems and proposed designs assessed in the Fire Safety Study. (b) a Final Hazards Analysis for the Warehouse JR and/or Warehouse 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 the relevant study recommendations for the subject warehouse have been considered and, where appropriate, acted upon.	Woolworths JR Fire Safety Study Moorebank Logistics Park, Riskcon Engineering, 23/09/21 Woolworths JR and JN Final Hazard Analysis Moorebank Logistics Park, Riskcon Engineering, 19/11/21 DPHI conditional approval of JN FHA and FSS 12/11/21 Letter DPHI to ESR, 10/12/24 (Request to revise the FSS and FHA to address DPHI comments by 31/01/25) Final Hazard Analysis Moorebank Intermodal Precinct (JN), Riskcon Engineering, 14/07/25 Fire Safety Study Moorebank Intermodal Precinct (JN), Riskcon Engineering, 30/06/25 Letter DPHI to LOGOS, 09/05/25 (Request for further information on the FHA).	Observation: The Final Hazard Analysis (FHA) and Fire Safety Study (FSS) were submitted to the Department well prior to the commencement of storage of dangerous goods at Warehouses JN and JR. The Auditor observes that there has been significant correspondence between the Proponent and the Department on the scope and content of the FHA and FSS between their initial submission in 2021, to the most recent revisions in June and July 2025. The Auditor is not aware as to whether the Department has accepted the 2025 revisions of the FHA and FSS (relating to Warehouse JN). According to the auditees storage of dangerous goods above the thresholds in B176 has not occurred at Warehouse JR and the FHA and FSS for Warehouse JR have not yet been finalised/submitted	C
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 the commencement of the storage of dangerous goods at the relevant warehouse, should the development be staged), the 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 warehouse/s. 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	Post Approval portal lodgement 22/03/23 (submission of Warehouse Operations Emergency Plan (WOEP), 22/03/2023) Letter DPHI to ESR (approval of WOEP Rev 6, 4/12/2024) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP	In the previous audit the Post Approval form with submission of Warehouse Operations Emergency Plan (WOEP) addressing requirements of Condition B176C, dated 22/03/2023 was sighted. Plan was submitted to the DPHI in March 2023 prior to commencement of commission in WH6 (Woolworths warehouse).	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Distribution Precinct. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to procedures. The Safety Management System shall be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'. Records shall be kept on-site at all times and must be available for inspection by the Secretary upon request.	Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.		
B176D	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.	-	Non-compliance: There is no evidence available to demonstrate that this requirement has been met. According to the auditees the audit is proposed to occur in late 2025 which would be ~17 months after commencement of operations.	NC
B176E	The Applicant must comply with all reasonable requirements of the Planning Secretary in respect of the implementation of any measures arising from the reports submitted in respect of conditions B176B to B176D, within such time as the Planning Secretary may agree.	-	The Auditor has not been made aware of any directions from the Planning Secretary regarding implementation of measures arising from the reports submitted in respect of conditions B176B to B176D. Refer to Findings B176 – B176D regarding deficiencies in reporting.	NT
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 <i>Australian Code for the Transport of Dangerous Goods by Road & Rail</i>, 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.	Inspection and interview with auditees 17/09/25 HSSE-001 (rev 1) Maersk Hazardous Chemical Register Woolworths NDC/RDC DG register (no date) Email Maersk to Knight Frank, 25/04/25 (declaration re DG storage) Woolworths JR Fire Safety Study Moorebank Logistics Park, Riskcon Engineering, 23/09/21 Woolworths JR and JN Final Hazard Analysis Moorebank Logistics Park, Riskcon Engineering, 19/11/21 DPHI conditional approval of JN FHA and FSS 12/11/21 Letter DPHI to ESR, 10/12/24 (Request to revise the FSS and FHA to address DPHI comments by 31/01/25) Letter Qube to DPHI, 22/03/24 (B179 statement of compliance INTS) and DPHI post approval portal lodgement 24/03/24 Letter Aspect to DPHI, 07/03/24 (B179 statement of compliance Maersk – Warehouse N1) and DPHI post approval portal lodgement 03/05/24 Letter Aspect to DPHI, 07/03/24 (B179 statement of compliance Sydney Tools – warehouse N2) and DPHI post approval portal lodgement 03/05/24 Letter Woolworths to Certifier, 05/04/23 (B179 statement of compliance)	Refer evidence from B176 – B179. The DG storage sighted appeared well organised and in line with the registers sighted. As far as the Auditor can tell storage is consistent with the relevant standards. Statements of compliance have been issued prior to operations of each warehouse.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Woolworths MONDC) and DPHI post approval portal lodgement 17/04/24 Letter, Aspect to DPHI, 22/10/24 (CoC 179 Statement for the Woolworths JR and JN Distribution Precinct)		
B178	Fuel stored on the site must only be used for the purposes of refuelling IMT facility plant and equipment, locomotives and trucks associated with the operation of the Warehouse JR and JN Distribution Precinct. SSD-7709-Mod-3	Site inspection 17/09/25 Email Woolworths to Tactical 28/08/25 (statement of use of diesel)	The diesel storage sighted was for the purposes of the precinct. There did not appear to be any infrastructure present that would support third party supply.	C
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 .	Letter Qube to DPHI, 22/03/24 (B179 statement of compliance INTS) and DPHI post approval portal lodgement 24/03/24 Letter Aspect to DPHI, 07/03/24 (B179 statement of compliance Maersk – Warehouse N1) and DPHI post approval portal lodgement 03/05/24 Letter Aspect to DPHI, 07/03/24 (B179 statement of compliance Sydney Tools – warehouse N2) and DPHI post approval portal lodgement 03/05/24 Letter Woolworths to Certifier, 05/04/23 (B179 statement of compliance Woolworths MONDC) and DPHI post approval portal lodgement 17/04/24 Letter, Aspect to DPHI, 22/10/24 (CoC 179 Statement for the Woolworths JR and JN Distribution Precinct)	Statements of compliance have been issued prior to operations of each warehouse.	C
Waste Management				
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 <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	MLP Operations Waste Tracking Maersk 2024 Maersk Veolia Service Agreement L531713 Sydney Tools Bingo Service Agreement SA-16115-G5J2N2 Email Primary Connect to Knight Frank, 03/10/25 (statement on collection frequency). OSD 6-monthly maintenance records (including tip dockets), MID plumbing May 2025 Woolworths, Cleanaway service schedule, 01/05/23 and supply agreement 04/04/24 Woolworths and Opal packaging supply schedule, 01/07/23	Operational waste streams are considered typical for warehouse operations (office waste, packaging, etc) and are pre-classified under the Waste Classification Guidelines (general solid recyclable, non-recyclable, liquid). Each of the warehouse operators have engaged licenced waste transporters (Veolia, Bingo, Cleanaway and Opal packaging) who are contracted to properly dispose the waste. These transporters bear the obligation for the proper transport and disposal of the wastes under contract with each warehouse operator.	CC
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.	MLP Operations Waste Tracking Maersk 2024 Maersk Veolia Service Agreement L531713 Sydney Tools Bingo Service Agreement SA-16115-G5J2N2	Operational waste streams are considered typical for warehouse operations (office waste, packaging, etc) and are pre-classified under the Waste Classification Guidelines (general solid recyclable, non-recyclable, liquid). Each of the warehouse operators have engaged licenced waste transporters (Veolia, Bingo, Cleanaway and Opal packaging) who are contracted to properly dispose the waste. These transporters bear the obligation for the proper transport and disposal of the wastes under contract with each warehouse operator.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Primary Connect to Knight Frank, 03/10/25 (statement on collection frequency). OSD 6-monthly maintenance records (including tip dockets), MID plumbing May 2025 Woolworths, Cleanaway service schedule, 01/05/23 and supply agreement 04/04/24 Woolworths and Opal packaging supply schedule, 01/07/23		
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.	Interview with auditees 17/09/25	Council does not provide waste collection services.	NT
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.	Operational Environmental Management Plan: Moorebank Intermodal Precinct - West Precinct Stage 2, (OEMP) Revision 08 dated 8 November 2024 (PA-373); Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4	The OEMP contains the relevant information.	C
Construction and Operational Facilities				
Concrete Batching Plant				
B184	The concrete batching plants must comply with the following criteria: a) have a total production capacity less than 150 tonnes per day or 30,000 tonnes per year; b) only one concrete batching plant is to operate at any one time; and c) the first concrete batching plant must be disassembled immediately following commencement of operation of the second concrete batching plant.	Inspection 17/09/25	There is no concrete batching.	NT
B185	a) a drawing showing the location and layout of the two concrete batching plants including facilities for cementitious water treatment and connections to construction site water management and erosion and sediment control structures; b) mitigation, monitoring and management procedures specific to the concrete batching plants that would be implemented to minimise environmental and amenity impacts during both facility establishment and operation; and c) timeframes for establishment of each of the batching plants.	Inspection 17/09/25	There is no concrete batching.	NT
Crushing Plant				
B186	The CEMP required under Condition C2 must include mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Container Wash Down Facility				
B187	The container wash down facility must: a) include bunding to exclude wash area waste from the stormwater system; b) be designed and operated to avoid overspray from foams, detergents, mud or fugitive emissions outside wash down bays; c) include oily water separation, water treatment and recycling; and d) comply with Sydney Water trade waste requirements for discharge to the sewer.	Interview with auditees 17/09/25	Observation: According to the auditees, there is no container wash down facility on SSD 7709 despite this being described in the RtS.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operation of Plant and Equipment				
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.	Industrial Entrance Systems install SWMS Champagne Property Maintenance EWP SWMS, 28/06/25 Delta HVAC SWMS, 01/06/24 Force Fire EWP SWMS Infinity Fire Access equipment statement, 09/07/25 Major Property Solutions Equipment Statement and register, 09/07/25 (maintenance and operations statements for mobile plant and equipment) OSD maintenance logbooks Oct 24 – Feb 25 and DPHI acknowledgment of log books 22/07/25 and 23/07/25 OSD 6-monthly maintenance records (including tip dockets), MID plumbing May 2025 OSD 5, 6, 8 Maintenance logs and water quality monitoring reports Autumn 2024, Spring 2024, Autumn 2025 Primary Connect HVAC maintenance log, 10/09/25 Primary Connect forklift maintenance log, 13/10/25 Fire Safety Schedule, 08/08/24 Fire Safety Inspection / Service report, 29/09/25	Records were sighted demonstrating that EWPs, various mobile plant, stormwater systems, HVAC and fire systems have been subject to checks and maintenance.	C
Bushfire Risk Management				
B189	Bushfire asset protection zones must not be within the riparian corridor as defined in Condition B2 other than within areas greater than 40m from top of bank as determined in accordance with condition B2 where evidence is provided to the satisfaction of the Planning Secretary that riparian vegetation, and any trees over 3 m in height, will be retained.	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024 Operation Emergency Response Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379). Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. Site inspection 17/09/25	The Bushfire Risk Management Plan identifies the location of the APZ (Figure 3-3). It is not within the riparian zone. No issues identified by the auditees and site arrangement is now fixed with APZs static. Landscaping remains unchanged and does not require alteration to the APZ, IPA.	C
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 <i>Planning for Bush Fire Protection</i> (RFS, 2006) and the NSW Rural Fire Service's document <i>Standards for asset protection zones</i> .	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024	Section 3.2.2 of the Bushfire Risk Management Plan identifies the IPA and requirements to be carried over into the operational landscape management plan.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Operation Emergency Response Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379). Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. Site inspection 17/09/25	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) updates included the RFMA and admin changes. Approved by DPHI on 4/12/2024. As with B189, no issues identified by the auditees and site arrangement is now fixed with APZs static. Landscaping remains unchanged and does not require alteration to the APZ, IPA.	
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.	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024	The Bushfire Risk Management Plan identifies the location of the APZ and IPAs and they do not impact the Offset Area.	C
B192	Public road access must comply with section 4.1.3(1) of <i>Planning for Bush Fire Protection</i> (RFS, 2006) except for the requirement for through-access.	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024 SSD-7709-PA-380	These designs are within Section 3 of the Bushfire Risk Management Plan. The roads are fixed and unchanged from that subject to design compliance.	C
B193	The provision of water, electricity and gas must comply with section 4.1.3 of <i>Planning for Bush Fire Protection</i> (RFS, 2006).	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024 SSD-7709-PA-380	These designs are within Section 3 of the Bushfire Risk Management Plan. The utilities are fixed and unchanged from that subject to design compliance.	C
Emergency Response				
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 <i>Australian Standard AS3745 2010 Planning for Emergencies in Facilities</i> and include details of: a) assembly points and evacuation routes; b) evacuation and refuge protocols; and c) awareness training for employees and contractors.	Operation Emergency Response Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 DPHI letter of approval of updated OERP following Mod 3, 10/12/24	The OERP was prepared to address the requirements of B194 and B195. The OERP was submitted to the Department prior to operations on 21/04/23 for information and acknowledged 17/07/23.	C
B195	The Bushfire Emergency and Evacuation Management Plan must: i. be prepared by a suitably qualified and experienced person(s), ii. be consistent with the Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan (RFS, 2014); and iii. a copy of the Operational Bushfire Emergency Evacuation Management Plan must be submitted to the Planning Secretary, NSW Rural Fire Service, Council and the Certifying Authority prior to occupation.	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024 SSD-7709-PA-380 Operation Emergency Response Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 DPHI letter of approval of updated OERP following Mod 3, 10/12/24	The Bushfire Emergency and Evacuation Management Plan was updated during construction and operations consistent with B191. It was approved on 04/12/24. The OERP was prepared to address the requirements of B194 and B195. The OERP was submitted to the Department prior to operations on 21/04/23 for information and acknowledged 17/07/23.	C
Tenancy Activities				
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 .	Post Approval Form for B196 submitted to the DPHI on the 17/4/2023	Statements of compliance have been issued for Warehouse N1, N2, 5 and 6 and these were submitted to the Department prior to occupation.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Statement of tenant activities for N1 (WH1), 9/5/2024, lodgement 9/5/24. PA-321 Statement of tenant activities for N2 (WH2), 9/5/2024, lodgement 9/5/24. PA-322 Statement of tenant activities for RDC (WH5), 21/11/2024, lodgement 21/11/2024. PA-366 Statement of tenant activities for MoNDC (WH6), 05/03/24, lodgement. PA-213		
Part C – Environmental Management, Reporting and Auditing				
Environmental Management				
Management Plan Requirements				
C1	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; h) roles and responsibilities for implementing the plan; and i) 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	- Operational Environmental Management Plan: Moorebank Intermodal Precinct - West Precinct Stage 2, (OEMP) Revision 08 dated 8 November 2024 (PA-373); - Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369); - Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370); - Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024; - Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024 (PA-367); - Stormwater Quality Monitoring Program: Moorebank Intermodal Precinct – West Precinct Stage 2, (SQMP) Revision 04 dated 8 November 2024 (PA-368); - Stormwater Infrastructure Operation and Maintenance Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (SIOMP) Revision 04 dated 8 November 2024 (PA-372); and - Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379). - Operation Emergency Response Plan: Moorebank Intermodal Precinct – West	The OEMP and associated sub-plans form a suite of documents that when combined address all the requirements of this condition. The Department approved the revised OEMP, the OTAMP, the ONMP, the OFFMP, the POAQMP, the SQMP, the SIOMP and the LVMP. OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, and LVMP Rev 04, were updated in November 2024 due to MOD 3 determination and endorsed by project representative in November 2024. Letter from DPHI dated 28.01.2025with approval for all the Plans was sighted. OFFMP Rev 08, was updated in November 2024. Letter from DPHI dated 12.12.2024with approval for that Plan.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Precinct Stage 2, (OERP) Rev 08, dated 8 November 2024 Operation Compliance Monitoring and Reporting Program (OCMRP): Moorebank Intermodal Precinct – West Precinct Stage 2, Rev 04 dated 8 November 2024 Warehouse Operations Emergency Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (WOEP) Rev 6 dated 8 November 2024 Workplace Travel Plan: Moorebank Intermodal Precinct – West Precinct Stage 2 (WTP) Rev09 dated 8 November 2024 Operation Independant Audit Program: Moorebank Intermodal Precinct – West Precinct Stage 2 (OIAP) Rev04 dated 8 November 2024 Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.		
Construction Environmental Management Plan				
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and submit it to the Planning Secretary for approval.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
C3	As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following: a) Soil and Water Management Plan (see Condition B29); b) Acid Sulfate Soils Management Plan (see Condition B39); c) Construction Traffic and Access Management Plan (see Condition B113); d) Construction Noise and Vibration Management Plan (see Condition B134); e) Out-of-hours Work Protocol (see Condition B135(g)); f) Construction Flora and Fauna Management Plan (see Condition B154); and g) Unexpected Finds Protocol(s) (see Condition B175).	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
C4	The Applicant must: j) not commence construction of the development until the CEMP is approved by the Planning Secretary; and k) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	This audit relates to the operational phase of the development. Refer to separate audit programs and audit reports for construction.	NT
Operational Environmental Management Plan				
C5	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.	Updated OEMP Rev 08, submitted to DPHI on 08.01.2025. Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP	The OEMP and sub-plans were prepared in accordance with C1, C5, C6. The Department approved the OEMP initially on 19/03/24, and again on 28/01/25.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.		
C6	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 B82); 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).	- Operational Traffic and Access Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OTAMP) Revision 10 dated 8 November 2024 (PA-369); - Operational Noise Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (ONMP) Revision 05 dated 8 November 2024 (PA-370); - Operational Flora and Fauna Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (OFFMP) Revision 08 dated 8 November 2024; - Precinct Operational Air Quality Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (POAQMP) Revision 016 dated 8 November 2024 (PA-367); - Stormwater Quality Monitoring Program: Moorebank Intermodal Precinct – West Precinct Stage 2, (SQMP) Revision 04 dated 8 November 2024 (PA-368); - Stormwater Infrastructure Operation and Maintenance Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (SIOMP) Revision 04 dated 8 November 2024 (PA-372); and - Landscape Vegetation Management Plan: Moorebank Intermodal Precinct – West Precinct Stage 2, (LVMP) Revision 04 dated 8 November 2024 (PA-379). Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.	Each of the plan listed in C6 were prepared in accordance with the condition listed and approved by the Department. OTAMP Rev 10, ONMP Rev 05, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, and LVMP Rev 04 were updated in November 2024 following MOD 3 determination and endorsed by the project representative. Approval letter from DPHI dated 28/01/2025 sighted for all Plans. OFFMP Rev 08 was updated in November 2024. Approval letter from DPHI dated 12/12/2024 sighted.	Compliant
C7	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).	Updated OEMP Rev 08, submitted to DPHI on 08.01.2025. Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4. Evidence referred to elsewhere in this audit table.	The OEMP was initially approved on 19/03/24, prior to operations. The OEMP incorporates the requirements from the conditions and the mitigation measures in Appendix to the conditions. The evidence indicates that, unless otherwise stated in this audit table the OEMP has been implemented. The physical infrastructure and monitoring is in place in accordance with the OEMP and compliance reporting is occurring.	C
Revision of Strategies, Plans and Programs				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C8	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.	Incident Report List_27-Aug-2025 04-15-03 - Knight Frank Facilities Response Centre.xlsx Mod-3 re. increase of dangerous goods volumes, 22/07/24 - OEMP Rev 08, 28.01.2025 - OTAMP Rev 10, 28.01.2025 - ONMP Rev 05, 28.01.2025 - OFFMP Rev 08, 12.12.2024 - POAQMP Rev 016, 28.01.2025 - SQMP Rev 04, 28.01.2025 - SIOMP Rev 04, 28.01.2025 - LVMP Rev 04, 28.01.2025 - OERP Rev 08, 10/12/2024 - OCMRP Rev 04, 10/12/2024 - WOEP Rev 6, 4/12/2024 - WTP Rev09, 23/01/2025 - OIAP Rev4, 17/12/2024 Letter Aspect (SIMTA) to DPHI, 15/10/24 (notification of C8 review following determination of Mod-3 on 22/07/24)	a) No incidents under SSD 7709 were reported during operation as per incident report provided. b) This is the first audit of operations on SSD7709. c) Mod-3 was approved on 22/07/24 and a review was completed and notified on 15/10/24. d) The auditor is not aware of any direction shaving been issued by the Department relating to this requirement.	C
C9	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.	Incident Report List_27-Aug-2025 04-15-03 - Knight Frank Facilities Response Centre.xlsx Mod-3 re. increase of dangerous goods volumes, 22/07/24 - OEMP Rev 08, 28.01.2025 - OTAMP Rev 10, 28.01.2025 - ONMP Rev 05, 28.01.2025 - OFFMP Rev 08, 12.12.2024 - POAQMP Rev 016, 28.01.2025 - SQMP Rev 04, 28.01.2025 - SIOMP Rev 04, 28.01.2025 - LVMP Rev 04, 28.01.2025 - OERP Rev 08, 10/12/2024 - OCMRP Rev 04, 10/12/2024 - WOEP Rev 6, 4/12/2024 - WTP Rev09, 23/01/2025 - OIAP Rev4, 17/12/2024 Letter Aspect (SIMTA) to DPHI, 15/10/24 (notification of C8 review following determination of Mod-3 on 22/07/24) Letter DPHI to Aspect (SIMTA), 28/01/25 (letter of approval of OEMP Rev 08, OTAMP Rev 10, ONMP Rev 05, OFFMP Rev 08, POAQMP Rev 016, SQMP Rev 04, SIOMP Rev 04, LVMP Rev 04, OERP Rev 08, OCMRP Rev 04, WOEP Rev 6, WTP Rev09, OIAP Rev4.	The review following approval of Mod-3 resulted in updates to the OEMP and sub-plans. These were approved by the Department.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Reporting and Auditing				
Incident Notification, Reporting and Response				
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 .	Incident Report List_27-Aug-2025 04-15-03 - Knight Frank Facilities Response Centre.xlsx	No notifiable incidents under SSD 7709 were reported by the auditees during operation period as per incident register provided.	NT
Non-Compliance Notification				
C11	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	Email, Tactical to WolfPeak, 29/08/25 (issue of initial information)	According to the auditees no non-compliances identified during the audit period. Non-compliance: The auditees were aware that this audit was not conducted within the first year of operations as is required by C17. This was not notified to the Department.	NC
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.	Refer C11.	Refer C11. The auditees did not report any non-compliances.	NT
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Refer C10 and C11.	No notifiable incidents under SSD 7709 were reported by the auditees during operation period as per incident register provided.	NT
Compliance Reporting				
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 Compliance Monitoring and Reporting Program (OCMRP) Rev 04 dated 8/11/24 Letter, DPHI to SIMTA, 10/12/24 (approval of Approval Letter from DPHI, 10/12/2024 Pre-Operation Compliance Report Moorebank Logistics Park- West Precinct Stage 2, Report No J1883223240514.01 Dated 14/05/2024, Rev 01, LOGOS Operation Compliance Report for the period May 2024 to November 2024, dated 30 December 2024 (OR1) Letter DPHI to SIMTA 03/03/25 (acknowledgement of receipt of OCR1).	According to the compliance reporting records, The OCMRP was prepared and submitted to the Department on 05/02/2024, well prior to 01/08/24 (commencement of operations). The OCMRP was submitted to the Certifier on the 11/03/2024. Compliance Reports have been prepared in accordance with the Program and CRPAR. Non-compliance: The Pre-Operation Compliance Report and Operational Compliance Report 1, as required under the OCMRP, were prepared and are available on the development website. However there is no evidence showing that the Department and Certifier were made aware of publication at least 7 days prior to this occurring.	NC
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.	-	The auditor is not aware of any such request being raised.	NT
Independent Environmental Audit				
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.	Letter from Pitt & Sherry demonstrates that the Environmental Representative (ER) reviewed and endorsed Revisions 2, 3, and 4 of the Operation Independent Audit Program (OIAP). Email Aspect to Certifier 05/04/24. Snapshot email sent to Aspect confirms submission of Revisions 2 and 3 of the OIAP to DPHI (Certifying Authority). Operation Independent Audit Program: Moorebank Intermodal Precinct – West Precinct Stage 2 (OIAP) Rev 04 dated 8	The updated Operational Independent Audit Program (OIAP) was prepared in accordance with the IAPAR and submitted to the Department and Certifier prior to operations.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		November 2024, with approval letter from DPHI dated 17 December 2024. Three Post-Approval snapshots, dated 26 November 2024, 7 July 2025, and 28 July 2025, regarding OIAP Rev 04, including the engagement of WolfPeak to conduct the independent audit.		
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).		Non-compliance: The OIAP and IAPAR requires an operational audit to occur within 12 months of commencement of operations. According to the auditees, operations commenced on 01/08/24 and this audit site inspection did not occur until 17/09/25.	NC
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.	-	This is the first operational audit. These requirements are fulfilled following issue of the Audit Report and will be assessed at the next operational audit.	NT
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.	-	The auditor is not aware of any such request being raised.	NT
Monitoring and Environmental Audits				
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.	This audit SERS quarterly DDG reporting, Nov 24 – Sep 25 Arcadis MIP East and West Precincts – Operational Air Quality Internal Reports Nov 24 - April 25 B140A Noise monitoring (Year 1), Renzo Tonin, 25/03/25 https://moorebanknoisemonitor-emsbk.trackiq.net/NoiseMonitor/ Baseline Koala Monitoring Report Addendum to the Moorebank Annual Flora and Fauna Monitoring Report, Arcadis, 16/05/25 and Letter DPHI to Tactical, 09/09/25 (approval of Koala Baseline Monitoring Report) Operational Annual Flora and Fauna Monitoring Report, Arcadis 16/05/25 and DPHI post approval portal lodgement, 24/07/25 (submission of Report)	This section of the Act requires (among other things) that monitoring and auditing be conducted in accordance with the relevant standards, not be misleading and have accurate records retained. This is the first audit conducted on the operations of MPW2. This audit is being conducted in accordance with ISO 19011 and the IAPAR. Air quality, noise and biodiversity monitoring records appear to indicate that the relevant standards have been applied and properly recorded and retained.	C
Access to Information				
C21	At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in Condition A3 of this consent and the final, approved revised Development Layout Drawings, Stormwater Design Drawings, Landscape Drawings and Architectural Drawings for the development;	https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/ https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/	The Project website contains the information listed in this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; v. minutes of CCC meetings; vi. regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; vii. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; viii. a summary of the current stage and progress of the development; ix. contact details to enquire about the development or to make a complaint; x. a complaints register, updated monthly; xi. the Compliance Reporting of the development; xii. audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; xiii. any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary.			



APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

NSW Planning ref: SSD-7709-PA-425
The Trustee for Moorebank Industrial Warehouse Trust
Level 15/124 Walker Street
North Sydney New South Wales 2060
08/08/2025

Sent via the Major Projects Portal only

Subject: Moorebank Precinct West - Stage 2 - Independent Auditor Nomination 2025

Dear Mr Howley

Reference is made to your post approval matter, SSD-7709-PA-425, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Moorebank Precinct West - Stage 2 , submitted as required by Condition C17 of SSD-7709 as modified (**Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**).

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

Consequently, as nominee of the Planning Secretary, I endorse the following independent audit team from WolfPeak Environment and Heritage:

- Derek Low – Lead Auditor
- Ana Maria Munoz – Alternate Lead Auditor

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements* (2018). Failure to meet these requirements will require revision and resubmission.

Should you wish to discuss the matter further, please contact Giles Bloxham, Senior Compliance Officer on 02 8289 6542 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary



APPENDIX C – CONSULTATION RECORDS

Derek Low

From: Derek Low
Sent: Friday, 15 August 2025 9:51 AM
To: 'compliance@planning.nsw.gov.au'
Cc: Ana Maria Munoz Acosta
Subject: Independent Audit of Moorebank Intermodal Precinct West - Stage 2 (SSD 7709)

Hi there.

I am one of the Department of Planning, Housing and Infrastructure (the Department) approved Independent Auditors on the Moorebank Intermodal Precinct West - Stage 2 - SSD 7709 (the Project).

I am currently preparing to undertake the first operational audit on the Project. The audit is required to be conducted in accordance with SSD 7709 condition C17 and the Department's *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/moorebank-intermodal-precinct-west-stage-2>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/assess-and-regulate/compliance/inspections-and-enforcements/independent-audit-post-approval-requirements>

The on-site component of the audit is scheduled to occur on 15 September 2025 (with the final report submitted two months afterwards) and pertains to post-approval requirements and compliance for operational phase (construction is not part of the audit scope). According to the auditee, operations commenced on 1 August 2024.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit.

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

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

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

Any questions please let me know. I look forward to hearing from you.

Derek Low | Principal

A/Executive Director - Delivery





P: 1800 979 716

M: 0402 403 716

E: dlow@wolfpeak.com.au

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

*At WolfPeak, we live by our values and are committed to building a better future by enabling prosperity, environmental protection and positive stakeholder outcomes. In doing so, **we acknowledge the Traditional Owners of Country and all Aboriginal and Torres Strait Islander people with whom we collaborate with, and respect their continuous connection to the land, waters and community.** We commit to amplifying their voices in all aspects of our business and recognise their continued custodianship over the lands that have built modern Australia.*

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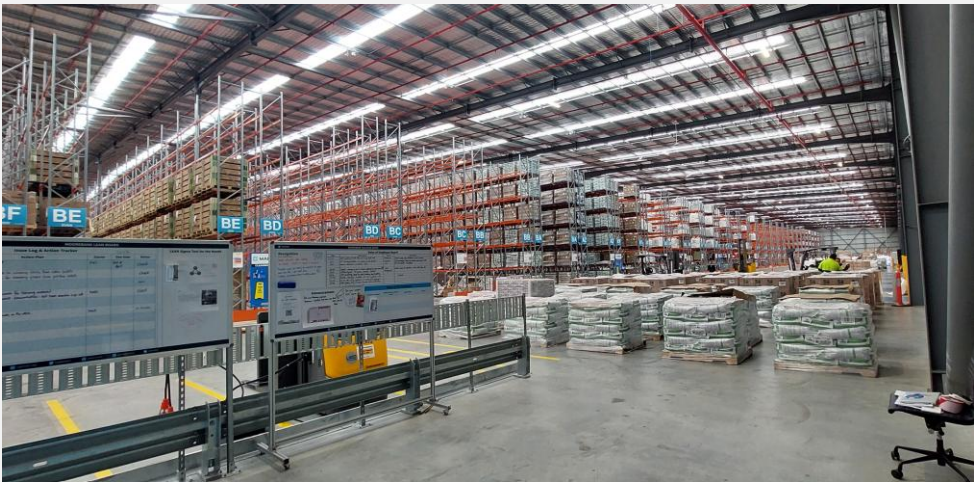
APPENDIX D – ATTENDANCE RECORD

Personnel	Position	Company	Participation
Mark Howley	Senior Project Manager	Tactical Group	Opening meeting, inspection, interviews and document reviews, closing meeting
Matthew Kim	Project Coordinator	Tactical Group	Opening meeting, inspection, interviews and document reviews, closing meeting
Suzana James	Facilities Coordinator	Knight Frank	Opening meeting
Steven Contanario	Facilities Manager	Knight Frank	Opening meeting, inspection, interviews
Deep Bhinder	Operations Manager	Maersk	Inspection and interview
George Parousis	Facilities Manager	Primary Connect	Inspection and interview



APPENDIX E – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Dust deposition monitoring	
2	Noise monitoring	
3	Operational OSD	

No.	Comment	Photograph
4	Separation of construction water from OSD	
5	Mearsk Warehouse	
6	Mearsk waste segregation	

No.	Comment	Photograph
7	Electric forks in use / charging	
8	Mearsk waste segregation	
9	Maersk DG aisle	

No.	Comment	Photograph
10	Maersk spill kits on hand	
11	Qube reach stacker	
12	Qube container scanning gate	

No.	Comment	Photograph
13	Qube laydown	
14	Primary Connect warehouse	
15	Primary Connect waste segregation and spill kits	
16	Primary Connect box crushers	

No.	Comment	Photograph
17	Primary Connect fork maintenance bay	
18	Primary Connect bulk diesel storage	

No.	Comment	Photograph
19	Primary Connect bulk diesel storage spill containment area controls	



APPENDIX F – DECLARATION FORM

Declaration of Independence - Auditor



Project Name:	Moorebank Precinct West Stage 2
Consent Number:	SSD 7709
Description of Project:	- Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum. - Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility. - Intersection upgrades on Moorebank Avenue. - Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site. - Construction works and temporary ancillary facilities.
Project Address:	Moorebank Avenue, Moorebank Lot 1 DP 1197707, Lot 100 DP 1049508, Lot 101 DP 1049508, Lot 2 DP 1197707, Part Lot 3 DP 1197707, Part Anzac Road and Moorebank Avenue public road reserves
Applicant:	The Trust Company Limited (ACN 004 027 749)
Title of audit	MPW2 - Independent Audit Operations
Date:	29/10/25

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor:	Derek Low
Signature:	
Qualification:	Bachelor of Environmental Management, Macquarie University Master of Environmental Engineering Management, UTS Exemplar Global Certified Lead Environmental Auditor (C-367713)
Company:	WolfPeak Group Pty Ltd

Declaration of Independence - Auditor



Project Name:	Moorebank Precinct West Stage 2
Consent Number:	SSD 7709
Description of Project:	- Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum. - Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility. - Intersection upgrades on Moorebank Avenue. - Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site. - Construction works and temporary ancillary facilities.
Project Address:	Moorebank Avenue, Moorebank Lot 1 DP 1197707, Lot 100 DP 1049508, Lot 101 DP 1049508, Lot 2 DP 1197707, Part Lot 3 DP 1197707, Part Anzac Road and Moorebank Avenue public road reserves
Applicant:	The Trust Company Limited (ACN 004 027 749)
Title of audit	MPW2 - Independent Audit Operations
Date:	29/10/25

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

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- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Bachelor of Industrial Engineering, Bogota - Colombia 2004 Master Engineering Management, UTS, Sydney 2007 Exemplar Global Lead Environmental Auditor 2022 (No. 115421) Exemplar Global Principal Safety and Quality System Auditor 2012
Company:	WolfPeak Group Pty Ltd

Approval (ID)	Compliance Requirement	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Independent Audit Findings and Recommendations (per MPW2 Ops_Audit Report_Rev2.0)	Response to Department (December 2025)
A3	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, Response to Submissions (RtS) and Consolidated assessment clarification responses; 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	Not Compliant	Non-compliance: Refer to evidence and findings from elsewhere in this table. Non-compliances have been identified against various conditions and thus compliance with A3a) has not been achieved.	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. This condition was closed out post audit, so no further action is required.
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).	Observation	Observation: Statements from each tenant have been made confirming that warehousing and distribution facilities must only be used for activities associated with freight using the either the MPE or MPW rail intermodal terminal. However there does not appear to be any monitoring or verification of whether containers that are transferred between the site and Port Botany are transferred by rail. In preparation for this audit, the auditees presented the below statement from Ason Group, dated 30/07/25: "To monitor this, ESR/Tactical would need a report of all container movements (to/from the INTS and the warehouses) between the site and Port Botany and confirmation that these containers arrived by rail and that none arrived by road, unless that was due to the unforeseen circumstances listed. This again was previously discussed, and whilst theoretically we could set up cameras that monitor containers entering or exiting MPW via truck, there is no obvious way how we could determine which containers are to/from Port Botany (noncompliant) or to/from elsewhere (compliant)."	We acknowledge that the auditor has recommended that tenant container booking systems include steps to ensure that containers are transferred between the site and Port Botany, however we disagree with this observation as the terminal on MPW is an interstate terminal and no containers are currently being transferred between Port Botany to the site. However, if there are any containers being transferred from Port Botany to the site, these records will be captured in the BTODR. As we always try to improve compliance and records, we will endeavour to consider this observation.
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.	Observation	Observation: Operational components of the CCS appear to have been implemented in that community updates continue to occur, the website remains current and complaints are being recorded. However, the Auditor draws attention to the metrics in Table 3-3 of the Community Communications Strategy which set benchmarks for responses to complaints. The Auditor is of the view that the complaints register does not provide sufficient information to understand whether the complaint was adequately responded to nor whether the response was provided in a timely manner in all cases.	We acknowledge that the auditor has made observations regarding the metrics in Table 3-3 of the CCS in relation to the complaints register. The complaints register is prepared as a summary record of complaints received and actions undertaken, rather than as a full process-tracking document. While response and closure timeframes have not historically been published in this register, complaints have been managed in accordance with the procedures and timeframes outlined in the approved Complaints Handling and Community Consultation Strategy (CCS). To better align the register with the CCS and improve transparency, future versions of the Complaints Register will include response and closure timeframes, where applicable. This will allow clearer demonstration of compliance with the CCS requirements while maintaining consistency with established complaint management processes at the Moorebank Intermodal Precinct.

Approval (ID)	Compliance Requirement	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Independent Audit Findings and Recommendations (per MPW2 Ops_Audit Report_Rev2.0)	Response to Department (December 2025)
B38	Prior to commencement of operation, the Applicant must prepare a Stormwater Quality Monitoring Program in consultation with Council and the EPA. The program must form part of the OEMP required under Condition C5, be implemented for the life of the development and include the following: (a) base line water quality data; (b) monitoring parameters; (c) water quality assessment criteria; (d) receiving water quality monitoring sites in Anzac Creek and upstream and downstream of the site in the Georges River; (e) monitoring of water quality at sediment basin/ on-site detention/ bioretention basin outlet channels and piped outlets discharging to the Georges River; (f) frequency of sampling, including wet weather sampling; (g) method of sampling and analysis; (h) assess water quality and quantity performance for construction discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and (i) include sampling locations and the frequency of sampling including wet weather sampling.	Observation	Observation: The Operational Compliance Report for May - November 2024 (presented don the Project website) states that there are no operational water quality reporting requirements under SSD 7709. This is incorrect. Sections 2 and 4 of the approved Stormwater Quality Monitoring Program, establishes 6 monthly monitoring in Autumn and Spring. Monitoring records were sighted for Autumn 2024, Spring 2024, Autumn 2025, consistent with the Stormwater Quality Monitoring Program.	We acknowledge that the auditor has made an observation regarding the stormwater quality monitoring in the compliance report. The previous operational compliance report #1 (May 2024 to November 2024) stated that there are no operational water quality reporting requirements under SSD 7709. However this was incorrect, and as such, water quality reporting was added to operational compliance report #2 (November 2024 to November 2025). Compliance report #2 will be lodged and will include the water quality reporting requirements prior to the 31/12/2025.
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/m2/month maximum increase in deposited dust level; and (b) 4 g/m2/month maximum deposited dust level.	Observation	Observation: According to the operational compliance monitoring report for May – November 2024 monitoring was completed in accordance with this requirement and there were 4 exceedances of the deposited dust criteria. Dust deposition monitoring is reported quarterly by SERS. The data for November 24 – September 25 indicates that results are compliant, with the exception of April – June 2025 with multiple exceedances across both MPE and MPW. The reports to do not determine the specific source.	We acknowledge that the auditor has made observations regarding exceedances of the deposited dust criteria. The deposited dust generation is likely to be attributable to construction across the area (either directly or as a result of material tracking onto operational roads). Dust generation from operations is likely limited. In the event we encounter exceedances, our specialist consultants will provide corrective actions to the operational tenants and ensure the construction compliance team are made aware of these exceedances. No further actions are required other than the implementation of the POAQMP.
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	Not Compliant	Non-compliance: The Occupation Certificates sighted do not verify compliance with this requirement. In response to this finding in the draft report, the auditees stated that 'the current status is that the MPW warehouses are registered [with the Green Building Council of Australia] and pending a rating.' On this basis the Auditor cannot confirm whether the warehouses designs and operations meet this requirement.	We acknowledge that the auditor has made observations regarding the status of the Green Star certification. ESR have followed up Green Star to try accelerate obtaining the GS Certification. The current status of the warehouses are as follows: Warehouse N1 Proposed date to submit application: 15/02/2026 Date of submitted application: TBA Warehouse N2 Proposed date to submit application: 15/02/2026 Date of submitted application: TBA Warehouse NDC Proposed date to submit application: N/A Date of submitted application: August 2025 Warehouse RDC Proposed date to submit application: Q2 2026 Date of submitted application: TBA Further updates to the status of these certificates will be provided to the Department on request.
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.	Observation	Observation: No standalone annual report on employee numbers has been submitted. This information has instead been included in the BTODR (Section 6) and submitted as part of that document under condition B120.	We acknowledge that the auditor has made observations regarding no standalone annual report on employee numbers being submitted. We will take corrective actions and have provided employee numbers through BTODR under condition B120. This condition was closed out post audit by the auditor.
B123	The Applicant and each occupant/operator must implement the most recent version of the Workplace Travel Plan for the duration of the development.	Not Compliant	Non-compliance: There is no evidence available to demonstrate that commitments WT-2, WT-7 – WT12, or reporting from section 3.1 of the Workplace Travel Plan have been implemented.	We acknowledge that the auditor has marked this condition as non-compliant as there was no evidence to demonstrate that commitments WT-2, WT-7 through WT-12 or that section 3.1 have been implemented. The Property Manager has emailed all tenants (see attached email) requesting this information and also reiterating the importance of the implementation of the OEMP and Sub Plans in particular the WTP in this case. All tenants have been engaged to provide evidences that demonstrates the implementation of WT-2, WT-7 to WT-12 or reporting from section 3.1 of the WTP.

Approval (ID)	Compliance Requirement	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Independent Audit Findings and Recommendations (per MPW2 Ops_Audit_Report_Rev2.0)	Response to Department (December 2025)
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).	Not Compliant	Non-compliance: Renzo Tonin completed noise impact monitoring assessment in accordance with B140A. The assessment concluded that The noise monitoring surveys determined that the noise emissions from MIP operations were less than the SSD 7709 Conditions of Consent (CoC) LAeq15min 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, a number of periods were identified where the L_{Amax} noise levels were above the L_{Amax} noise limit for residences in Casula. These periods were further investigated, and it was identified that onsite activity generating the noise events were as follows: • Reach stackers handling containers at the north end of IMEX. • Truck horn events associated with container handling. • Reach stacker handling of containers at a MPW warehouse. In response to this finding, the auditees provided a response from Qube which discusses the mitigations that they have considered and sought to implement on IMEX. There is no discussion regarding the handling of containers at the MPW warehouses.	We acknowledge that the auditor has marked this condition as non-compliant due to noise exceedances from MIP operations. QUBE have been provided the recommendations within the attached noise monitoring report (TM306-28-02F01 MPW B140 (First warehouse) Noise monitoring (r3) report) for implementation and are currently formalising mitigation strategies. ESR are still waiting on a response from QUBE, which is due imminently. Monitoring is proposed to be scheduled for Q1 2026 to verify if the implementation of these controls has successfully been achieved.
B132	Terminal and rail port shuttle operations must comply with the following: (a) best practice plant for the intermodal terminal facility, including electronic automated container handling equipment or equipment with equivalent sound power levels; (b) locomotives using the development must meet the air emissions standards and noise requirements as specified in the Moorebank Precinct East – Stage 1 Project: Best Practice Review (SSD 12_6766), prepared by Arcadis dated 19 September 2017); (c) wagons using the development must incorporate available best practice noise technologies, such as "one-piece" freight bogies or three-piece freight bogies fitted with cross-bracing or steering arms; and permanently coupled 'multi-pack' steering wagons using Electronically Controlled Pneumatic (ECP) braking with a wire based distributed power system (or better practice technology); (d) automatic rail lubrication equipment must be used in accordance with ASA Standard T HR TR 00111 ST Rail Lubrication and top of rail friction modifiers, where required; and (e) the rail cross sectional profile must be maintained in accordance with ETN-01-02 Rail Grinding Manual for Plain Track to ensure the correct wheel/rail contact position and hence to encourage proper rolling stock steering.	Observation	Observation: The ability of operations at MPW to comply with this requirement in full is unclear. This requirement is addressed in Section 3.4.2 of the Operational Noise Management Plan. It states: 'Several measures to mitigate noise associated with the operation of the Rail Link are identified in the MPE Stage 1 (SSD 6766) Development Consent. MPE Stage 1 operational rail noise and mitigation measures are covered under the following suite of documents: • Draft Brake Squeal Report (SSD 6766 CoC F5) • Functional Spec for Noise Monitoring System and Appendices identifying preferred monitoring locations (SSD 6766 CoC G7 and G7A) • Best Practice Wagon Report (SSD 6766 CoC G6b) • Background Rail Noise Monitoring Report (SSD 6766 FCMM Condition 3C), as required, upon completion of the rail noise study. No additional rail noise mitigation measures are considered necessary for the MPW Precinct.' The Operational Noise Management Plan was approved by the Department. The Best Practice Progress Review 2025 (Arcadis, 11/07/25) was prepared in accordance with Table 4-5 of the Precinct Operational Air Quality Management Plan. It commits to completing a Best Practice Progress Review annually for up to seven years from commencement of operation. The Review noted that IMEX cannot restrict movements as it is an open terminal. It did however recommend that 'Qube is advised to complete a detailed review of the existing fleet utilising the IMEX terminal and for any other locomotives potentially using the terminal. This review can be used to develop a matrix for the fleet that intend to use the IMEX terminal and to compare this fleet to the wider locomotive fleet. The aim would be to identify the implementation of best practice performance in emissions reduction and a road map for ongoing review and improvement, in addition to the recommendations identified throughout this document.' Whether or not the rail fleet meet the emission requirements from this condition is unclear.	We acknowledge that the auditor has made observations regarding the implementation of best practice performance and if the rail fleet meet the emission requirements from this condition. EPL licence 21361 relates to Railway activities - rolling stock operations for MIP and reporting requirements under this licence reflect what is required under Condition B132. Annual reports are required for each calendar year, with the next report due in February 2026. Please refer to the licensee's annual report to satisfy this requirement. The EPL's for MIP can be found here under Post Approval Documents - Environmental Licences: https://moorebankintermodalprecinct.com.au/precincts/project-wide/
B140	Within 12 months of operation of the intermodal terminal facility, occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Planning Secretary, the Applicant must undertake Operational Noise Monitoring to compare actual noise performance of the project against predicted noise performance and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to: (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 ascertained, 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 proportions; (g) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all feasible and reasonable mitigation measures; (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.	Observation	Observation: The auditees notified the proposed commencement of operations on 18/12/23 as being 18/03/24. On 27/05/24 this was updated to 27/05/24. According to the auditees actual commencement occurred on 01/08/24 and this was communicated by the auditees to the Department in preparation for this audit. The B140 noise report states that the noise monitoring was conducted in August 2025. The Report was finalised on 03/10/25 and submitted to the Department on 06/10/25	We acknowledge that the auditor has made observations regarding the date of commencement of operations and the submission of this noise report. The report was finalised on 03/10/25 and submitted to the Department on 06/10/25.

Approval (ID)	Compliance Requirement	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Independent Audit Findings and Recommendations (per MPW2 Ops_Audit Report_Rev2.0)	Response to Department (December 2025)
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/or 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 be satisfy the operational requirements of Fire and Rescue NSW and include documentary evidence that a suitably qualified and experienced person is satisfied that the Applicant constructed the Warehouse JR and JN Distribution Precinct in accordance with the fire safety systems and proposed designs assessed in the Fire Safety Study. (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.	Observation	Observation: The Final Hazard Analysis (FHA) and Fire Safety Study (FSS) were submitted to the Department well prior to the commencement of storage of dangerous goods at Warehouses JN and JR. The Auditor observes that there has been significant correspondence between the Proponent and the Department on the scope and content of the FHA and FSS between their initial submission in 2021, to the most recent revisions in June and July 2025. The Auditor is not aware as to whether the Department has accepted the 2025 revisions of the FHA and FSS (relating to Warehouse JN). According to the auditees storage of dangerous goods above the thresholds in B176 has not occurred at Warehouse JR and the FHA and FSS for Warehouse JR have not yet been finalised/submitted.	We acknowledge that the auditor has made observations regarding whether the Department have any further comments on the updated FHA and FSS studies. Updated receipts have been saved in the response folder.
B176d	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.	Not Compliant	Non-compliance: There is no evidence available to demonstrate that this requirement has been met. According to the auditees the audit is proposed to occur in late 2025 which would be ~17 months after commencement of operations.	We acknowledge that the auditor has marked this condition as non-compliant as there is no hazard audit currently complete. However, we disagree with this finding as the condition calls for the hazard audit to be completed twelve months after operation without a time constraint for the audit to be finalized by. This audit is scheduled to be closed out early 2026 and the tenant has engaged with a consultant to carry out this audit.
B187	The container wash down facility must: (a) include bunding to exclude wash area waste from the stormwater system; (b) be designed and operated to avoid overspray from foams, detergents, mud or fugitive emissions outside wash down bays; (c) include oily water separation, water treatment and recycling; and (d) comply with Sydney Water trade waste requirements for discharge to the sewer.	Observation	Observation: According to the auditees, there is no container wash down facility on SSD 7709 despite this being described in the RiS.	We acknowledge that the auditor has made an observation on the status of the container wash down facility. The container wash down facility was included in the RiS on the back of a recommendation from NSW Ports. The facility has not yet been constructed as no containers have been received from the Port, hence there not being a need for the wash down facility.

Approval (ID)	Compliance Requirement	Compliance Status of Current Reporting Period (November 2024 to November 2025)	Independent Audit Findings and Recommendations	Response to Department (December 2025)
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.	Not Compliant	According to the auditees no non-compliances identified during the audit period. Non-compliance: The auditees were aware that this audit was not conducted within the first year of operations as is required by C17. This was not notified to the Department.	We acknowledge the auditor has marked this condition as non-complaint. This non-compliance, alongside any other non-compliances will be emailed to the Department in accordance with this condition. The overall summary of non-compliances and observations will be lodged on the 19/12/2025, alongside condition C18 as part of the audit response process.
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.	Not Compliant	Non-compliance: The Pre-Operation Compliance Report and Operational Compliance Report 1, as required under the OCMRP, were prepared and are available on the development website. However there is no evidence showing that the Department and Certifier were made aware of publication at least 7 days prior to this occurring.	We acknowledge the auditor has marked this condition as non-complaint. Please refer to the evidence of the compliance reports available on the MIP website. For future compliance reports, we will ensure the Department is notified within 7 days when documents are made publicly available.
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).	Not Compliant	Non-compliance: The Operational Independent Audit Program and the Independent Audit Post Approval Requirements requires an operational audit to occur within 12 months of commencement of operations. According to the auditees, operations commenced on 01/08/24 and this audit site inspection did not occur until 17/09/25.	We acknowledge the auditor has marked this condition as non-complaint. The audit was conducted in accordance with the Operational Independent Audit Program and the Independent Audit Post Approval Requirements after the required date. We will ensure that any future independent audits will be conducted within the required timeframe.