INDEPENDENT AUDIT NO. 6 (CONSTRUCTION) – AUDIT REPORT

MOOREBANK INTERMODAL PRECINCT WEST STAGE 2 (SSD 7709)

MAY 2026

SITE INSPECTION: 12 MARCH 2026

Authorisation

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
ASS	Acid sulfate soil
BCA	Building Code of Australia
CCC	Community Consultative Committee
CCS	Community Communication Strategy
CEMP	Construction Environment Management Plan
Conditions	Condition of Consent
Council	Liverpool City Council
CPESC	Certified Professional in Erosion and Sediment Control
DDG	Dust deposition gauge
DG	Dangerous Goods
DPHI or Department	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
ENM	Excavated natural material
ESCP	Erosion and Sediment Control Plan
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*
EP&A Act	*Environmental Planning and Assessment Act 1979* (NSW)
EP&A Regulation	*Environmental Planning and Assessment Regulation 2021* (NSW)
EPL	Environment Protection Licence issued under the POEO Act
ER	Environmental Representative
ESR	ESR Australia & NZ
GFA	Gross floor area
GSW	General solid waste
IA	Independent Audit
IMT	Intermodal terminal
IAPAR	Independent Audit Post Approval Requirements (the Department, 2018)
LOGOS	LOGOS Property Group Consortium
LTEMP	Long-Term Environmental Management Plan
MLP	Moorebank Logistics Precinct
MPE	Moorebank Precinct East
MPWS2	Moorebank Precinct West Stage 2
NML	Noise management limit

Abbreviation/Term	Description
OOHW	Out of Hours Works
PFAS	Per- and polyfluoroalkyl substances
POEO Act	*Protection of the Environment Operations Act 1997 (NSW)*
RFMA	Request for minor amendments
RtS	Response to Submission
RRO	Resource Recovery Order
SAR	Site Audit Report
SAS	Site Audit Statement
SSD	State Significant Development
SSFL	Southern Sydney Freight Line
the Development	The Development as described in the EIS and approved under SSD 7709
TEUs	Twenty-foot equivalent units
VENM	Virgin excavated natural material
WAE	Works as executed

EXECUTIVE SUMMARY

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

In 2022, LOGOS joined the ESR group of companies and since August 2024, the LOGOS and ESR operations have been integrated to now operate under the name ESR Australia & NZ (ESR). The Applicant/approval holder entity remains unchanged, and references to LOGOS continues and remains relevant where LOGOS and ESR are used interchangeably. LOGOS is the responsible body for developing and operating the 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 (as depicted in Figure 1).

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).

MPW2 specifically 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 sixth Independent Audit (IA6) for the construction of MPW2 located at Moorebank Avenue, Moorebank covering the period from 7 March 2025 and 12 March 2026 (the audit period). The audit site inspection was undertaken on the 12 March 2026. The Audit was undertaken in accordance with the SSD 7709 Conditions C17 and in accordance with *Independent Audit Post Approval Requirements* (IAPAR) 2018.

WolfPeak was engaged as the Independent Auditor and approved by the Department of Planning, Housing and Infrastructure (DPHI or the Department) on the 18 February 2026.

Works conducted under SSD 7709 during the audit period by the different construction contractors comprised:

- BMD – Construction and completion of the Moorebank Avenue / Anzac Road intersection, and managing vacant Lot 100 which includes a small BMD compound.
- Vaughan Civil – Construction of the Substation (completed but yet to be commissioned), installation of the Substation feeder lines, and management of the vacant Pads 3 and 4.
- FDC – management of OSD6 which is used as a sediment basin for other works.

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

Summary of Findings

Relevant environmental and compliance monitoring records were collected and reviewed as required to provide verification of compliance with statutory and broader development environmental requirements. In summary:

- There were 292 Conditions assessed.
- One (1) non-compliance was identified related to:
  - Two ER monthly reports were submitted prior to the completion of the monthly reporting period (Condition A37) (non-compliance closed).
- Four (4) observations were identified related to:
  - Dust emissions and monitoring results (Condition B46).
  - Implementation of the CEMP - erosion control (Condition C4) (observation closed)
  - Implementation of the CEMP - erosion and sediment control (Condition C4) (observation closed)
  - Project website content (Condition C21)
- 133 Conditions were considered by the Auditor to be compliant.
- 158 Conditions were considered by the Auditor to be not triggered.

With regards to the status of the previous findings from the fifth Independent Audit (IA5), all findings have been closed out.

Detailed findings are presented in Section 3 and Appendix A, along with the actions taken by the development team to address the audit findings.

The Auditor would like to thank the auditees from Aspect Environmental (representing ESR), BMD and Vaughan Civil for their cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Development overview

The Moorebank Precinct West (MPW) Stage 2 (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 (as depicted in Figure 1).

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 refuelling 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 m^2 and, for each warehouse, associated offices, staff amenities, hardstands and truck and light vehicle parking
    - 800 m^2 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 m^3 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.

The general layout of the MPW2 development is shown in Figure 2.

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.

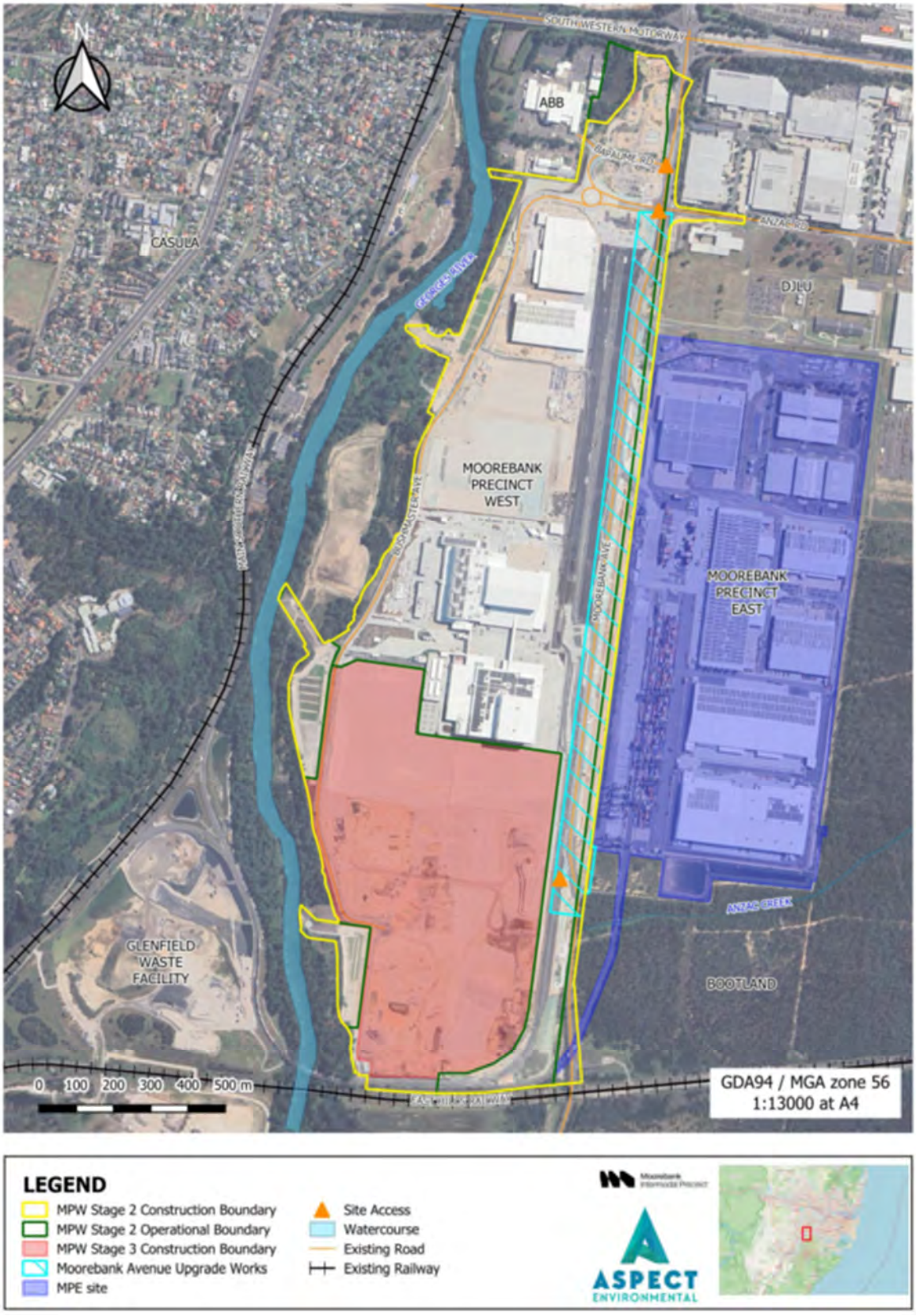
N
SOUTH WESTERN MOTORWAY
ABB
CASULA
GEORGES RIVER
DJLU
MOOREBANK PRECINCT WEST
MOOREBANK AVE
MOOREBANK PRECINCT EAST
ANZAC CREEK
GLENFIELD WASTE FACILITY
BOOTLAND
0 100 200 300 400 500 m
GDA94 / MGA zone 56
1:13000 at A4
LEGEND
MPW Stage 2 Construction Boundary
MPW Stage 2 Operational Boundary
MPW Stage 3 Construction Boundary
Moorebank Avenue Upgrade Works
MPE site
Site Access
Watercourse
Existing Road
Existing Railway
ASPECT ENVIRONMENTAL

Figure 1 – MPW Stage 2 Site Location (MPWS2 and S3 CEMP, Rev U, November 2024)

Figure 2 – MPW2 Development Overview (MPW S2 and S3 CEMP, Rev U, November 2024)

ESR has engaged several parties to help construct the Development including (but not limited to) Project Managers J. Wyndham Prince (JWP), Aspect Environmental (Aspect) and Caras, each of whom manage / oversee contractors and consultants responsible for construction, transport / haulage, waste and technical support etc. For the purpose of this Audit, Aspect acts as ESR' representative on the Development.

Works conducted under SSD 7709 during the audit period by the different construction contractors comprised:

- BMD – Construction and completion of the Moorebank Avenue / Anzac Road intersection, and managing vacant Lot 100 which includes a small BMD compound.
- Vaughan Civil – Construction of the Substation (completed but yet to be commissioned), installation of the Substation feeder lines, and management of the vacant Pads 3 and 4.
- FDC – management of OSD6 which is used as a sediment basin for other works.

In previous audit periods Georgiou completed fill placement for the northern Pads 3 and 4, completed stormwater trunk line between INTS and Bushmaster via WH4 pad; and completed fill placement for southern pads (outside of MPW2 operational area), John Holland Rail completed the Interstate Terminal and Interstate rail construction, and Richard Crooks Contractor obtained practical completion of Warehouse 5.

Within this Audit Report, these parties may be collectively referred to as ESR, Development team or the auditees.

1.2 Approval requirements

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

1.3 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 Independent Auditor who performed the auditing works is shown on Table 1.

Table 1 - Audit Team

Name	Company	Participation	Certification
[redacted]	WolfPeak Group	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor (Certificate No 15160). Registered Environmental Assessment Practitioner, Master's in environmental Toxicology.
[redacted]	WolfPeak Group	Peer Reviewer	Exemplar Global Certified Lead Environmental Auditor (Certificate No. C-360012). Master's in Engineering Management.

Approval of the Lead Auditor was provided by the Department on 18 February 2026. The letter is presented in Appendix B. Declaration of independence are presented in Appendix E.

1.4 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 Independent Audit Program was prepared in accordance with Condition C16 and IAPAR and submitted to the Department and the Certifying Authority. 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.

1.5 Audit scope

This Audit (IA6) is the sixth audit for the MPW2 Development covering the period from 7 March 2025 and 12 March 2026 (the audit period).

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
  - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the *Protection of the Environment Operations Act 1997* or as otherwise agreed by the Secretary.
- 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 16 February 2026 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. The Department responded on the 26 February 2026 and requested that the audit give particular attention to any noise complaints associated with construction. It also requested to consult with the EPA and Liverpool City Council.

The EPA and Council were consulted on the 27 February 2026. The EPA responded on the 5 March 2026 and indicated that the EPA does not have any additional key issues that require attention outside of the scope of the IA6 audit. Liverpool City Council responded on the 12 March 2026 and requested that the audit addresses environmental management, traffic and transport and environmental health (as detailed in Table 2 below). The consultation records are attached in Appendix C.

Table 2: Areas of focus raised during consultation

Stakeholder	Areas of Focus	How was addressed
Department of Planning, Housing and Infrastructure	While it is included in the Audit scope outlined in the IAPAR can you please give particular attention to any noise complaints, how they have been managed and if they are likely to be attributed to construction activities, noting that operations are also occurring in the precinct.	Section 3.7

Stakeholder	Areas of Focus	How was addressed
	Please also consult with the NSW EPA and Liverpool City Council.	This table and Appendix C
Liverpool City Council	Environmental Management: As a general comment, the audit should include verification that mitigation measures identified in the environmental impact statement have been implemented. Traffic and Transport: confirm all transport and traffic related conditions have been (or are in the process of being) applied. Environmental Health: It is requested that the audit is undertaken in accordance with Conditions C16-C18 of SSD-7709 and the Department's 2020 Independent Audits Post Approval Requirements (or IAPAR). It is noted that the Department has primary responsibility for assessing compliance with conditions of consent in relation to environmental emissions (i.e. noise, air, water, land) during the construction and operational phases of the project. Consequently, I recommend that the auditor also makes further enquiries with the NSW EPA and NSW Department of Planning, Housing and Infrastructure. Consistent with Section 3.3 of the IAPAR, the environmental performance of the development must be assessed with consideration for the Environmental Impact Statement to verify the adequacy of the Environmental Management Plans and sub-plans. In this regard, it would be appreciated if you could review consultation, management and monitoring program requirements for the construction phase of the Project including: incident and non-compliance notification and reporting (Conditions C10-C14); community communication strategy (Conditions A31-A32) and complaints management system. It is also requested that the scope of the audit encompasses all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the Construction Environmental Management Plan (Conditions C2 to C4) and sub-plans including the soil and water management plan, acid sulfate soils management plan, construction traffic and access management plan, construction noise and vibration management plan, out-of-hours work protocol, construction flora and fauna management plan and unexpected finds protocol and construction monitoring programs. Council received separate enquiries in December 2025 from a resident residing in Casula and the NSW EPA (1743899) regarding potential late-night noise impacts that may have been associated with the dropping of shipping containers and light spill impacts from the Moorebank Intermodal Precinct. In this regard, it is requested that the independent auditor also considers potential out-of-hours impacts associated with the Project any other matters raised by the Department, regulatory requirements, Project performance and industry best practice.	Appendix A, Sections 3.4, 3.7 and 3.10 Appendix A Appendix A, Appendix C, Table 2 Appendix A, Sections 3.4, 3.7, 3.8, 3.9 and 3.10 Appendix A Appendix A, Sections 3.7 and 3.8 (note: site operations not within audit scope)
Environment Protection Authority (EPA)	The EPA doesn't have any additional key issues that require attention outside of the scope of the IA6 audit.	Noted

Note: Consultation records are presented in Appendix C

2.2.4 Meetings

Opening meeting was held on 12 March 2026 at the MPW construction site with development personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the site inspection scope
- Items raised by the Department (Table 3) for inclusion in the Audit
- Overview of the development and status of the works
- Conduct of a site walk led by the development team to review implementation of mitigation measures and environmental controls, and
- Interviews with each of the Principal Contractors on site.

Document review sessions were held on 12 March 2026 with development personnel and WolfPeak auditor to:

- Confirm the purpose and scope of the Audit
- Provide overview of the development documentation (CEMP and its sub-plans) and records to verify compliance with the SSD 7709 conditions
- Conduct the audit based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance, and
- Discuss any identified findings and any actions noted during site inspection and document review.

A closing meeting was held on 12 March 2026 where 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 12 of March 2026 with key development personnel during the site inspection and document review. During the inspection key personnel involved in on-site Development delivery, including those with responsibilities for environmental management, who could assist on verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed requests for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 3.

Table 3 - Audit meeting attendance and personnel interviewed

Personnel	Position	Company
[redacted]	Associate Director (ESR Representative)	Aspect Environmental
[redacted]	Consultant	Aspect Environmental
[redacted]	Environment Coordinator	BMD

Personnel	Position	Company
[redacted]	Project Engineer	Vaughan Civil

2.2.6 Site inspection

The on-site audit activities took place on 12 March 2026 and included an inspection of the MPW2 site and work activities to verify implementation of mitigation measures from the CEMP and sub-plans relevant to the works taking place at the time 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 in Table 4.

Table 4 - 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.

Status	Description
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 CEMP and associated sub-plans:

The primary documents reviewed prior to and after the site visit are as follows:

- *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)
- *Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, LOGOS,* Rev. U, 18 November 2024 (CEMP)
- *Construction Soil and Water Management Plan SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe Consulting,* Rev. 18, 30 November 2021 (CSWMP)
- *Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2, and Moorebank Precinct West Stage 3,* LOGOS, Rev. Q, 18 November 2024 (CTAMP)
- *Moorebank Precinct West Stage 2 Construction Noise and Vibration Management Plan, Renzo Tonin & Associates,* Rev. 18, 18 November 2024 (CNVMP)
- *Construction Flora and Fauna Management Plan Moorebank Precinct West Stage 2, SIMTA,* Rev. Q, 18 November 2024 (CFFMP)
- *Contamination Management Plan Moorebank Precinct West,* EP Risk, Rev. 11, 30 July 2020 (CMP)
- *Acid Sulfate Soil Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank NSW, EP Risk,* Version 5.0 30 January 2020 (CASSMP).
- *Long Term Environmental Management Plan Moorebank Precinct West,* EP Risk, Version 13, 1 December 2020 (LTEMP)
- *Community Communication Strategy Moorebank Intermodal Precinct – West Precinct Stage 2 and Stage 3,* Aspect Environmental 18 November 2024
- *Complaints Register up to 7 April 2026*

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

3.2 Previous Audit Findings

The status of the previous audit findings and applicant responses were reviewed during this Audit. Table 4 presents the status of the previous audit findings. All findings were addressed and have been closed out.

3.3 Summary of compliance

This section, including table 5, presents a summary of the findings raised from this Audit and the response to each of the findings. Detailed findings against each requirement are presented in Appendix A. In summary:

- There were 292 Conditions assessed.
- One (1) non-compliance was identified related to:
  - Two ER monthly reports were submitted prior to the completion of the monthly reporting period (Condition A37) (non-compliance closed).
- Four (4) observations were identified related to:
  - Dust emissions and monitoring results (Condition B46).
  - Implementation of the CEMP - erosion control (Condition C4) (observation closed)
  - Implementation of the CEMP - erosion and sediment control (Condition C4) (observation closed)
  - Project website content (Condition C21)
- 133 Conditions were considered by the Auditor to be compliant.
- 158 Conditions were considered by the Auditor to be not triggered.

Table 5 - Status of audit findings (from the fifth Independent Audit)

Item	Ref.	Category	Condition / Requirement	Audit Finding	Recommended or completed action	Status
IA5_03	A2	Observation	<u>*Compliance*</u> *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.*	BMD induction does not include a reference to the SSD requirements to 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.	BMD induction to include a reference to the SSD requirements. **IA6 Update**: the BMD induction has been updated to include references to SSD 7709 as well as SSD 7628 and other approvals (EPL, EPBC, etc)	CLOSED
IA5_04	B31	Observation	<u>*Construction Erosion and Sediment Control*</u> *Erosion and Sediment Control Plans must be updated as construction progresses, and site conditions change.*	Vaughan Civil's Sediment and Erosion Control Plan (SECP) is lacking details for elements such as water flow management and erosion and sediment controls; the Plan has no date or revision number. Additionally, during the site audit, it was noted that one of the drainage channels requires maintenance.	Vaughan Civil to update the SECP to accurately reflect current site conditions, including water flow, erosion and sediment controls, and stormwater drain protection. It is also recommended that Vaughan Civil review this document each time updates or changes are made to the existing controls and include a date and revision number. Drainage channel at the southern side to be repaired with new geofabric. **IA6 Update**: CPESC undertakes monthly inspections in accordance with Condition B32. The most recent CPESC inspection (during audit period) on the 24/02/26 included the Vaughan Civil sites and concluded that erosion and sediment controls implemented are consistent with the approved Soil and Water Management Plan prepared by the contractor, and confirmed the erosion and sediment controls and site management are suitable to manage ESC risk at the site, with minor improvements recommended. Vaughan Civil's ESCP VC383/VC389 compound layout was provided showing ESC controls: sediment fencing, bunding, stormwater pits with geofabric and water flow direction	CLOSED
IA5_05	B125	Observation	<u>*Construction Hours of Work*</u> *The Applicant must comply with the hours detailed in Table 2.* **Activity** / **Day** / **Time** Construction: Monday – Friday 7 am to 6 pm; Saturday 8 am to 1 pm	The date of approval on the Out of Hours Work (OOHW) request No.54 (16 September 2024) document was not updated by BMD when the extension of the OOHW request was submitted on 6 December 2024. Works are schedule from 6 January 2025 to 31 March 2025.	All OOHW records must accurately document the correct dates of approval. **IA6 Update**: This issue was a process matter that has been rectified as shown during the project interviews by BMD Representatives. All OOHWs for the period provided and contained the correct dates	CLOSED
IA5_06	B188	Observation	<u>*Operation Of Plant and Equipment*</u> *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.*	During the site audit, it was noted that the logbook for the excavator used at BMD site reached capacity and a new one was not obtained to continue documenting the daily pre-start activities.	BMD to replace the logbook promptly and monitor it usage. **IA6 Update**: During this audit, BMD provided records for the 22 Tone Excavator and Franna, including risk assessments, service and maintenance logs, demonstrating that current plant and equipment used on site have been monitored.	CLOSED

Table 6 - Findings and recommendations from the sixth independent audit

Item	Ref.	Category	Condition / Requirement	Audit Finding	Recommended or completed action	Status
IA6_01	A37	Non-compliance	**Environmental Representative monthly reports** *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:* *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 Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.*	The ER monthly reports for June 2025 (submitted 20 June 2025) and August 2025 (submitted 28 August 2025) were submitted prior to the completion of the monthly reporting period (Note: Under Condition A37, ER monthly reports are required to provide the information set out in Section 2.7 of the *Environmental Representative Protocol* (2018) (the ER Protocol). Some of the information in Section 2.7 of the ER Protocol is only known at the end of the reporting period (e.g. activities undertaken during the reporting period, complaints, performance, etc). The auditor considers that by preparing and submitting ER monthly reports prior to the end of the monthly reporting period, some period information may be missing and the intent of Condition A37 is not entirely achieved).	The ER monthly reports for June and August 2025 were reportedly accepted by DPHI. Subsequent ER monthly reports were submitted within the required timeframes. ER monthly reports include unresolved items from previous audits. This item is considered closed.	Closed
IA6_02	B46	Observation	**Dust Minimisation** The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development: *a)* 2 g/m^2/month maximum increase in deposited dust level; and *b)* 4 g/m^2/month maximum deposited dust level.	Dust monitoring records show some exceedances of the maximum increase in deposited dust levels and the maximum deposited dust levels. Exceedances are reported for the periods April to June, July to August, and October to November 2025 (the auditor notes that with the information available, it is not possible to determine whether the exceedances were caused by site activities or Precinct wide works. There were other construction activities occurring in the precinct at the time of the exceedances (e.g. MPE2, Moorebank Avenue realignment) and no significant earthworks occurred on site during the audit period. In addition, areas Pad 3 and Pad 4 had been applied with polymer).	**Recommendation:** Continue managing vacant land to ensure that exposed surfaces are stabilised and managed to avoid erosion and dust generation	Open
IA6_03	C4	Observation	**Implementation of Construction Environmental Management Plan** *The Applicant must:* *a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and* b) *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.*	A large stockpile in Lot 100 was observed with signs of erosion (Photo 7 in Appendix C).	**Recommendation**: Implement erosion control measures at the stockpile **Completed action**: Controls installed after the inspection (Photo 7b in Appendix C). CPESC to monitor	Closed
IA6_04	C4	Observation	**Implementation of Construction Environmental Management Plan** *The Applicant must:* *a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and* *b) 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.*	Erosion and sediment controls downslope of the substation's electrical feeder line works require upgrading (Photo 20 in Appendix C).	**Recommendation**: Implement erosion and sediment control measures downslope of the substation's electrical feeder line works **Completed action**: The sediment fence installed prior to rainfall. The attached images provided by the auditee show the sediment fence in, they also show that the batter has been cut and stabilised with hydroseed. (Photo 20b in Appendix C)	Closed
IA6_05	C21	Observation	*Access to Information* *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*	The "Summary of Monitoring Results 2025" Report is yet to be finalised and uploaded in the project website.	**Recommendation:** Complete the Summary of Monitoring Results 2025 and upload it in the project website	Open

Item	Ref.	Category	Condition / Requirement	Audit Finding	Recommended or completed action	Status
			Design Drawings, Landscape Drawings and Architectural Drawings for the development; *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*			

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

During the audit period, no updates were undertaken to the CEMP or the subplans.

The CEMP and associated sub-plans listed in Section 3.1 were generally considered adequate for the works being undertaken during the audit period. The content of the Plans addresses the SSD 7709 requirements as noted in the audit checklist (Appendix A). One observation made in in the last audit (IA5) regarding Vaughan Civil's Sediment and Erosion Control Plan (SECP) has been addressed and closed as shown in Table 5.

Mitigation measures in the EIS documents were considered and adapted in the environmental management plans prepared under the conditions of approval. The Construction Environmental Management Plan (CEMP) and Sub-plans were then prepared and approved by the Department in accordance with Condition C2 (refer to Appendix A). Overall, the CEMP and its sub-plans were found to be generally implemented, except as otherwise discussed below and in Section 3.3. Plans implementation were verified during the audit site inspection and the review of records completed throughout the audit process. Two minor observations were made during the on-site audit related to the implementation of sediment and erosion controls (both of them closed during the audit) (refer to Table 6). Regarding sediment and erosion control, it is also noted that the most recent monthly CPESC inspection (during audit period) on the 24/02/26 concluded that erosion and sediment controls implemented were consistent with the approved Soil and Water Management Plan prepared by the contractor, and confirmed the erosion and sediment controls and site management are suitable to manage ESC risk at the site, with minor improvements recommended.

3.5 Summary of notices from agencies

No written directions were reportedly received from the Department during the audit period. The auditor is not aware of any notices or warnings issued to the project by agencies.

3.6 Other matters considered relevant by the Auditor, the Department and other Stakeholders

During the audit consultation (refer to Section 2.2.3), the Department requested the audit to give particular attention to any noise complaints, how they have been managed and if they are likely to be attributed to construction activities, noting that operations are also occurring in the precinct. It also requested consultation with Liverpool City Council (Council) and the EPA. Complaints are discussed in Section 3.7.

Consultation was undertaken with Council and the EPA. The EPA did not have any additional key issues that require attention outside of the scope of the audit. Council response is provided in Section 2.2.3 and Appendix C. Key issues raised by Council included verification of implementation mitigation measures identified in the EIS (refer to Section 3.4), confirmation that all transport and traffic related conditions have been (or are in the process of being) applied (refer to Section 3.6.1), compliance responsibilities (Section 3.6.2), incident (Section 3.8), non-compliance

notification and reporting (Appendix A), post approval plans / protocols / monitoring programs (Appendix A), complaints (Section 3.7) and out of hours impacts (Section 3.6.3)

3.6.1 Traffic and Transport related conditions

Traffic and transport related conditions for the construction phase (Conditions B84-B117, noting that some of these are operational and are not within the scope of this audit) have been complied with during the audit period as shown in Appendix A.

During the audit period, the road upgrades at the intersection of Moorebank Avenue and Anzac Road were completed in early 2026. The intersection was operational at the time of the audit, as observed during the site inspection on 13 March 2026. Practical completion is yet to be achieved however road and intersection operations are permitted under the Works Authorisation Deed (WAD) made with TfNSW (refer to Condition B97). Practical completion certificates were not available at the time of the audit as some minor administration and defect correction aspects were reportedly underway.

3.6.2 Compliance Responsibilities

The six independent audits undertaken to date for the construction of MPW2 have been undertaken in accordance with the DPHI's Independent Audit Post Approval Requirements (IAPAR) and conditions C16-C18. Experienced and certified lead auditors for MPWS2 were approved by the Department on 30 January 2023 and 18 February 2026.

The fifth Independent Audit (IA5) was completed on 2 April 2025. IA5 was submitted to the Department in April 2025, and that the response to the findings of IA5 was submitted to the Department and the Certifier on 30/04/2025.

Both the Audit Report and the Applicant Response to Audit Report (IA5) are available in the Project website.

Consultation with the Department and the EPA was undertaken as part of the audit in accordance with IAPAR and the consent (refer to Section 2.2.3).

3.6.3 Out of Hours impacts

Project records indicate that the following out of hours works (OOHW) were carried out by BMD during the audit period:

- OOHW Request No.072, 03/04/2025 for MAAI for Moorebank Ave for MAAI Shutdown weekend to complete asphalt relaying in preparation for traffic switch. Dates 11/4/25 to 14/4/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight).
- OOHW Request No.073, 21/03/2025 for MAAI for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/4/25 to 30/6/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm.
- OOHW Request No.074, 20/06/2025 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/7/25

to 30/9/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight)

- OOHW Request No.076, 01/09/2025 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/10/25 to 19/12/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight)
- OOHW Request No.078, 07/01/2026 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 10/01/26 to 31/03/26 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight).

OOHWs were undertaken in accordance with the CNVMP and OOHWs Protocol (Appendix A of the CNVMP).

Construction Noise and Vibration Impact Statements (CNVIS) were prepared for all the OOHWs and these were sighted by the auditor. There were no external (ER or DPHI) approvals of OOHWs required for the period based on the level of risk of the OOHWs and the noise predictions made in the CNVISs.

During the audit period a record of attended noise monitoring from BMD titled Point Source Noise Monitoring Check Sheet was sighted, dated 28/09/2025. This was carried out at 10.35pm, 11.04pm, 10.10pm during the out of hours work (No.074) for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/7/25 to 30/9/25. The auditee noted that ESR coordinated delivery of OOHW notifications. BMD provide information and map, ESR execute delivery of notification. Notifications are available on the project website

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. The details provided in the complaints register do not distinguish between the different development consents active within the MIP or different sites. Consequently, due to the nature of some complaints, attribution to a particular site or consent is generally not possible.

Fifty (50) complaints have been recorded during the audit period for the entire project covering both construction and operation. At least fourteen (14) of these complaints relate to operations, many associated with noise impacts incurred with container handling which is outside of this audit scope. Nine (9) complaints are specific to MPE and four (4) to Moorebank Avenue realignment which again are outside of this audit scope. Construction related complaints for the entire MIP site primarily relate to dust/air quality, traffic / roadworks, and noise and vibration.

During the audit interviews the auditee pointed out to 2 dust complaints potentially related to the MPW2 on the 2 and 12 December 2025. These and other potential complaints potentially associated with project construction are summarised below:

- A complaint received on the 6 March 2026 regarding dust on a nearby café. The event was investigated and BMD was given a toolbox on dust management. The complaint was reported to the EPA under the EPL. The complaint was closed.

- Complaints were raised on the 2 and 12 December 2025 regarding dust emissions from the site. The complaints were investigated and addressed. Following investigation, the complaint on the 2 December 2026 was not attributed to works at the site. The complaint on the 12 December 2026 was investigated and detailed responses provided to the complainant. Both complaints were closed. The auditee further advised that limited construction activity (earthworks MAAI and substation) occurred during December that would generate significant air pollution.

- A complaint received on 11 December 2025 inquired when ongoing roadworks in Anzac Road be completed and asking how to submit a claim for house cleaning due to excessive dust caused by the works. Works at Anzac Road were informed to be completed. Information about the dust was requested to assess the claim. Comment was closed.

- A complaint received on 11 November 2025 regarding damage to a private vehicle which took place occurred in September 2025 on Anzac Road in Moorebank due to ongoing roadworks.: Roadworks assessed and found to meet the required Transport for NSW standards. Issue has been discussed with the community member and the matter was escalated within ESR. Comment was closed.

- A complaint received on 26 September 2025 regarding noise activities around Anzac Road. Investigation indicated works were not relate by precinct contractors. A detailed response was provided with the suggestion to contact Council for an understanding of other activities occurring in the area. Comment was closed.

- A complaint received on 12 September 2025 regarding blocked pedestrian access to the MIP. A driver for the employee was provided each weekday to and from work until the footpath became accessible. The footpath was reopened on 22/09/25. Comment was closed (note: the auditee subsequently advised that this complaint was associated with MPE 2 and therefore unrelated to the project).

- Complaints (3) received on 1 and 2 September 2025 (2) about roadworks along Anzac Avenue and unsafe conditions including exposed metal plates, insufficient signage, near miss and damage to vehicle. Issues were referred to the contractor undertaking works behalf of Endeavour Energy's 33kV transmission project and were asked to address the issue and contact the community member. Issue escalated to Project Manage and Council informed. Comments were closed.

- A complaint received on 1 August 2025 about an incident involving traffic management and a traffic controller's behaviour with managing contraflow along Anzac Avenue near the intersection. Investigation undertaken and reinforcement measures implemented, including additional staff briefings. Caller reportedly satisfied with the information provided and action undertaken. Comment was closed.

- A complaint received on 1 August 2025 a community member submitted a claim for a punctured tyre to Liverpool Council , alleging it was from metal debris left on the road from works at Moorebank Avenue near Anzac Road. The investigation (video footage and information provided by contractor) indicated that there was no evidence of debris found on the road and the contractor did not have any works occurring in that vicinity nor for a period before, so it is unlikely to be related to project works. A response was provided to Council and the comment was closed.

- A complaint received on 15 July 2025 regarding the extended length of time to complete works occurring on Moorebank Avenue (specifically the 200m stretch up to the Anzac Road intersection). Stakeholder contacted to explain the program and reasons for delays (weather, etc). Complaint was closed.

- A complaint received on 4 June 2025 about works along Anzac Road intersection constantly being dug up and the road not holding up the rain. Investigation revealed that activities related to the installation of the 33kw transmission line as part of Endeavour Energy's separate project. Caller was contacted by the project team and advised final reinstatement was due end-July around the intersection, with remainder of works continuing and explain that reinstatement is temporary after each shift and permanent road reinstatement will be carried out once works are complete. Complaint was closed

- A complaint received on 24 April 2025 regarding overnight works and resulting amenity impacts. Complaint investigated and the project confirmed that there were no night time works on the days of the complaint. Response provided to stakeholder and complaint closed.

- A complaint received on 27 March 2025 regarding potential noise impacts of upcoming night works for the Moorebank Ave upgrades. Response sent to the stakeholder and complaint closed.

- Complaints raised on 8 March 2025 (2) and 24 March 2025 about traffic on Moorebank Ave and other roads in the vicinity. Responses provided to the stakeholders. Complaints were closed

Fortnightly report on complaints is reportedly distributed to ER and DPHI. The complaints email distribution for the 12 March 2026 to ER and DPHI was sighted.

All construction related complaints during the audit period have been closed out in the system, with the exception of a noise and air quality complaint on the 13 February 2026 which was under investigation at the time of completing this audit. The publicly available complaints register is available on the Development website:

https://moorebankintermodalprecinct.com.au/wp-content/uploads/2026/04/260410_MIP-Online-Complaints-24-March-7-April-2026.pdf

The Auditor considers that complaints were generally suitably recorded, investigated and closed out.

3.8 Incidents

The Development 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, the Moorebank Precinct West Stage 2&3 Proposal, 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. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and 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:

- Scale and complexity of works conducted under the SSD 7709 consent during the audit period
- Degree of compliance with the Conditions
- Degree of implementation of the management plans
- Condition of the site during the site inspection (including whether works had extended beyond the approved boundary)
- Degree of compliance and environmental performance as identified by the ER through review of the Monthly Reports
- Number and type of complaints received during the audit period (noting that these are recorded for the MLP as a whole), and
- Number and type of incidents recorded.

Accordingly, based on the works being undertaken, the fact that they are confined to within the Development boundary, and that there have been no notifiable incidents, the Auditor is of the view that the impacts are generally consistent with that identified in the EIS and no significant changes or additional impacts are noted.

A qualitative summary of the predicted versus actual impacts assessment is presented in Table 6.

Table 7 - Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Traffic and access	For the construction assessment it was determined the number of truck movements would vary between 6 and 740 truck movements a day, depending on the construction works period. The level of service would be maintained at key intersections of the M5 Motorway / Moorebank Avenue and Moorebank Avenue / Anzac Road during the AM and PM peak hours.	Development records reviewed during previous audits indicated that traffic movements generally aligned with the predictions and are managed in accordance with the Traffic Management Plans and Vehicle Movement Plans. During the audit period no fill import under MPW2 was carried out. Given that no material was imported and the limited construction occurring during the period, traffic movements were reportedly well below the maximum identified in the EIS.
Noise and vibration	Construction noise emissions are expected to comply with the established Noise Management Levels (NML) at all sensitive receivers, with exception of Casula, where construction noise levels during bulk earthworks are predicted to exceed the NML by 1 dBA. Construction noise levels during all proposed out of hours works periods are predicted to comply with the NML at all times. Cumulative construction noise levels due to concurrent activities associated with MPW Early Works, MPE Stage 1 and the Proposal are predicted to comply with the NMLs at all receivers, with the exception of Casula, which exceeds the NML at the most affected residential receivers by up to 2 dBA.	In general terms, the noise levels align with the predictions made in the EIS based on the noise monitoring data.

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Air quality	The construction phase of the Proposal would involve site clearing, bulk earthworks and placement of engineering fill, which would generate dust emissions. Exhaust emissions from operation of construction vehicles and plant would also generate particulate emissions. These impacts can be effectively controlled through the implementation of standard control measures, including the use of water carts on haul roads and during other particulate emission generating construction activities.	Dust deposition gauge monitoring results sighted during the audit period showed some exceedances. Exceedances are reported for the periods April to June, July to August, and October to November 2025. However, the auditor notes that with the information available, it is not possible to determine whether the exceedances were caused by site activities or Precinct wide works. There were other construction activities occurring in the precinct at the time of the exceedances (e.g. MPE2, Moorebank Avenue realignment) and no significant earthworks occurred on site during the audit period). Dust control measures applied during the period included application of soil binder, water cart, visual monitoring and street sweeper. Vacant land appeared to be stabilised, adequately battered and labelled.
Biodiversity	The Biodiversity Assessment Report (BAR) identified impacts to three threatened ecological communities (TECs) listed under the *Threatened Species Conservation Act 1995* (TSC Act) and/or *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) associated with the following Plant Community Types (PCTs) in the site. Two threatened flora populations were also identified to be impacted on the site. The clearing of vegetation will result in the loss of specific fauna habitat components, including live trees, tree hollows, foraging resources, ground layer habitats such as ground timber and well-developed leaf litter. These resources offer sheltering, foraging, nesting and roosting habitat to a variety of fauna, including threatened fauna, occurring within the locality. The Proposal will require removal of over 43 hollow-bearing trees. The EIS documents required the retirement of biodiversity offset credits.	No vegetation clearing undertaken during the audit period. Offset credits have been retired.

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Stormwater and flooding	Construction of the Proposal would require vegetation clearing and the importation and placement of large amounts of fill material to level and raise the site, which has the potential to lead to erosion and generate sediment laden runoff into the Georges River, thereby impacting water quality. The majority of the Proposal site has been assessed as having a low erosion potential, however, works within the vicinity of the Georges River and Anzac Creek would have high erosion potential and would be managed accordingly. If not appropriately managed, there is a high potential for erosion from the Proposal site. A Construction Soil and Water Management Plan (CSWMP) and Erosion and Sediment Control Plan (ESCP) would be prepared in accordance with the principles and requirements of the Blue Book.	A CSWMP and progressive ESCPs have been implemented. Monthly inspections by a CPESC indicate that the controls are verified by an appropriately qualified and experienced person. Vacant land stabilised with polymer. The most recent monthly CPESC inspection (during audit period) on the 24/02/26 concluded that erosion and sediment controls implemented are consistent with the approved Soil and Water Management Plan prepared by the contractor, and confirmed the erosion and sediment controls and site management are suitable to manage ESC risk at the site, with minor improvements recommended.

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Contamination	The Moorebank Intermodal Terminal Contamination Summary Report (Golder, 2016b) provides a summary of the known contamination risks on the Proposal site identified in previous investigations, noting that the majority of contamination remediation would be undertaken during Early Works. It is noted that unexpected impacts or structures or source zones may exist within the Proposal site that may be potential sources of contamination or be indicators of contamination. These include asbestos containing materials, remnant unexploded ordinance (UXO), exploded ordinance (EO) or explosive ordnance waste (EOW) items, Anthropogenic fill deposits (buried waste deposits), Trichloroethylene (TCE), Perfluoroalkyl and polyfluoroalkyl substances (PFAS). The need to remediate contaminated land was predicted in the EIS documents.	The Long-Term Environmental Management Plan (EP Risk, 27 November 2020), and the Contamination Management Plan (EP Risk, 08 November 2020) continue in place. Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination present in vegetated areas. Site Audit Reports obtained from Enviroview and reported in previous audits: - Eagles Beak 17/12/2024 No. 600099_0301-2020-8 - S1 and S2 Warehouses, 3/04/2024 No. 600099_0301-2020-11 - S3, S4, S6, S7, S8 and S9 Warehouses 17/02/2025 No. 600099_0301-2020-14 - S5 Warehouse 9/05/2024 No. 600099_0301-2020-12 - WH3 and WH4 10/06/2024 No. 600099_0301-2020-6 During the audit period the following was received: - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025. The SAS provided does not have a LTEMP requirement. No LTEMP issued during the audit period. The auditee noted that only a small portion of Part Lot 5 (Lot100) has been issued with a SAS, as per the evidence above. There are no residual contamination issues, hence the SAS did not require ongoing management, and therefore no LTEMP was required.
Aboriginal heritage	The construction of the Proposal would result in direct impacts to Aboriginal sites MA6, MA7, MA10, MA14, MPW Stage 2 Terrace PAD and the Tertiary Terrace. The salvage of artefacts was required.	No unexpected finds for Aboriginal items have been identified by the auditees during the audit period. The Aboriginal artefact burial occurred during 13 February 2023.

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Non-Aboriginal heritage	The assessment identified one on-site item (the Moorebank Cultural Landscape) and three surrounding items (Kitchener House, Glenfield Farm and Casula Power Station) that would be impacted by the Proposal. No direct impacts during construction or operation are anticipated at the three surrounding items.	No unexpected heritage finds reported during the audit period.
Greenhouse gases	The total greenhouse gas (GHG) emissions associated with the construction of the Proposal are expected to be 32,724 tonnes of carbon dioxide equivalents (tCO2-e) during the 36-month construction period.	There is currently no requirement to monitor or remodel GHG emissions and this does not form part of this audit.

3.10 Key strengths and environmental performance

The overall outcome of this IA6 indicated that compliance was proactively tracked by the ESR, with the following strengths demonstrated in their compliance management:

- The compliance records were well organised and available at the time of the site inspection and interview with key development personnel.
- The CEMP and sub-plans have been revised within the cycle and implemented during the audit period construction works.
- Active and ongoing communication have been carried out with development stakeholders.
- Environmental inspections continue to be undertaken by the ER and Principal Contractors on their sites and recorded in their system with ability to run reports and follow up on actions for issues identified.
- All construction areas were enclosed with fencing and with suitable signage.
- Erosion and sediment controls were sighted, and riparian zone was well marked. CPESC monthly inspections ongoing.
- Moorebank Ave and Anzac Road were free of dust and mud tracks.
- Inductions, pre-starts, toolbox talks, and emergency drills have been carried out by the Principal Contractors, as required.

4. LIMITATIONS

This Document has been provided by WolfPeak 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.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

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 Table. Site inspection 13/03/2026 Interview with auditees 13/03/2026	The review of project records, site inspection and interviews with project personnel indicated that the auditee has implemented reasonable and feasible measures to prevent or minimize material harm to the environment during the audit period. The following was observed during the site inspection conducted on 12/03/2026: (a) soil and erosion sedimentation controls; (b) maintenance of stockpiles; (c) fencing around the sites; and (d) traffic controls. Refer to the Appendix E for the photos taken during the inspection.	Compliant
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.	Moorebank Precinct Face to Face Induction Vaughan: Combined project induction, dated 20/02/2026 BMD: Induction presentation (Nov 2024) in SharePoint Vaughan Induction Register sighted up to 12/3/2026 Visitor induction Vaughan done Induction Register from BMD, 21/02/2024	Development requirements are included in subcontractor engagement packages. All staff and contractors undergo a Project induction which sets out key requirements of the Project. Staff and contractors attend regular toolbox talks and pre-starts which identify risks and controls for work being conducted. Vaughan induction covers emergency, SWMS, traffic, hazardous, spill kit, environmental responsibilities, SSDs, waste air quality. Records keep electronically, toolboxes also provided and kept electronically. Breadcrumbs systems is used to inducted personnel. BMD induction sighted dated 21/2/24, covers approvals, Incidents, safety, DGs, responsibilities, contamination, spills, chemicals, ESC, air quality, biodiversity etc.	Compliant
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.	Site inspection 13/03/2026 Interview with auditees 13/03/2026 Moorebank Precinct West - Stage 2 Proposal Environmental Impact Statement – (SSD16-7709), Arcadis, October 2016 Moorebank Precinct West - Stage 2 Proposal Response to Submissions – SSD 16_7709, Arcadis, July 2017 (and clarifications) The mitigation measures submitted to the Department 02/11/18 (incorporated into the approved CEMP and sub-plans) Construction Certificate No. 222225/03, 22/04/2024 covering Warehouse N2: all structural works including external walls, roof and building services only Construction Certificate No. 222224/04, McKenzie Group WH N1, 18/04/2024 Construction Certificate, McKenzie Group, 10/05/21 (covers Site-wide earthworks, main warehouse foundations, site wide stormwater, site wide inground services, and ground slabs to high bay associated with the JN Building)	The Development is being constructed in general accordance with the EIS and RtS and list of responses to clarifications. The Certifier has verified that relevant design and BCA requirements are being applied. The mitigation measures have been incorporated into the approved CEMP and sub-plans, and Design Reports. These appear to have been implemented for the current works. No written directions from the Planning Secretary reported during the audit period. No Construction Certificates (CC) have been issued during the audit period. CCs for the project are shown in the column “Evidence collected)	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Construction Certificate, McKenzie Group, 13/07/21 (covers JN Building Main Carpark & Warehouse Building Structure and Façade Construction Certificate, McKenzie Group, 22/10/21 (covers Balance of works to JN Building, excluding landscaping, air bridge, automated racking and ancillary buildings Construction Certificate, McKenzie Group, 10/01/22 (covers Landscaping, air bridge, automated racking and ancillary buildings Construction Certificate No. 222224/01, McKenzie Group, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only Construction Certificate No. 222224/02, McKenzie Group, 21/02/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works Construction Certificate No. 190359/09, 26/08/2024 covering Warehouse 3 and Warehouse 4 external stormwater drainage.		
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	Interview with auditees 13/03/2026	No other directions have been received from the Department, noting the breach notices referred to in Condition A3.	Compliant
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.*	Interview with auditees 13/03/2026	Noted. This audit assess compliance with the consent first and foremost. No inconsistencies or ambiguities have been identified.	Not Triggered
Limits of Consent				
Lapsing				
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 13/03/2026	The consent was granted on 11/11/2019. Development works had commenced in 2021.	Compliant
Construction Limits				
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	EPL No. 21054 issued 4/6/2018 Interview with auditees 13/03/2026	During the audit period no import under MPW2 was carried out. All import to site is via MPW3.	Not Triggered
A8	The total volume of uncompacted fill to be imported must not exceed 1,600,000 m^3.	Interview with auditees 13/03/2026	During the audit period no import under MPW2 was carried out, it was all completed in 2023.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			The total import of uncompacted fill for MPW2 was approximately 1,599,438 m^3.	
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.**	Interview with auditees 13/03/2026 MPW Stage 2 Site Boundary with current site levels GDA94 / MGA zone 56 1:2000 at A4 by Aspect Letter Aspect to IPC, 19/07/21 Notice of Modification: Condition A9 of SSD 7709 Moorebank Precinct West Stage 2	During the audit period no import under MPW2 was carried out, it was all completed in 2023.	Not Triggered
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.	Interview with auditees 13/03/2026 CEMP 18/11/2024 Rev. U Appendix C - Environmental Control Maps 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 – 26/6/2023	No construction in riparian zone during audit period. The figures in the FFMP align with the approved plans. These are then transposed onto the clearing permits. Boundaries are surveyed and flagged before clearing. Clearing is not permitted beyond the flagging. Sighted BMD's inductions including the No-Go Zone. BMD induction also includes in slide 85 no crossing across the green flag. No issues were observed during the site inspection. CEMP Rev. U Appendix C includes the Environmental Control Maps.	Not Triggered
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).*	Interview with auditees 13/03/2026 CEMP 18/11/2024 Rev. U Appendix C - Environmental Control Maps 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	No construction in riparian zone during audit period. The figures in the FFMP align with the approved plans. These are then transposed onto the clearing permits. Boundaries are surveyed and flagged before clearing. Clearing is not permitted beyond the flagging. No works were carried in the riparian zone. No issues were observed during the site inspection. Refer to photos in Appendix E. CEMP Rev. U Appendix C includes the Environmental Control Maps.	Not Triggered
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).	Interview with auditees 13/03/2026 WAP No. 00127148 from Transurban, approved 30/9/2023 WAP No. 00131586 from Transurban, approved 15/3/2024 MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	The works to date have not interfaced with the M5 Motorway without the consent of the operator. The only works on the roads have been carried out under the Work Authorisation Permit (WAP). WAP from Transurban/M5. Traffic control set ups and signage at M5 eastbound and westbound off ramps at Moorebank Avenue. One drain has been modified on TfNSW land. Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at the northern Tie In was requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3). None done.	Not Triggered
Operational Limits done				
A13	The container freight throughput for MPW must not exceed 500,000 TEU p.a.	Interview with auditees 13/03/2026	The development is under construction.	Not Triggered
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).	Interview with auditees 13/03/2026	The development is under construction.	Not Triggered
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.	Interview with auditees 13/03/2026	The development is under construction.	Not Triggered
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.	Interview with auditees 13/03/2026	The development is under construction.	Not Triggered
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	Interview with auditees 13/03/2026	The development is under construction.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	auditor upon the trigger events in B120B occurring and prior to the commencement of the Traffic Audit required under condition B120A.			
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.	Interview with auditees 13/03/2026	The development is under construction.	Not Triggered
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).	Interview with auditees 13/03/2026 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	The development is under construction. 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.	Not Triggered
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 13/03/2026	The development is under construction.	Not Triggered
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 13/03/2026	The development is under construction.	Not Triggered
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.	Interview with auditees 13/03/2026	The development is under construction.	Not Triggered
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 13/03/2026	The development is under construction.	Not Triggered
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 *Disability Discrimination Act 1992,* relevant Australian Standards and Building Code of Australia (BCA).	Interview with auditees 13/03/2026 - 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 Certificate 26/8/2024, WH3 and WH4, external stormwater drainage, No. 190359/09	No new Construction Certificates have been issued during the audit period, no disability access required for substation. The following Construction Certificates for WH1, WH2, WH3 and WH4 were reported in IA5, 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. • 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 Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Demolition				
A22	All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).	Interview with auditees 13/03/2026	No demolition works have occurred under SSD 7709. These occurred under SSD 5066.	Not Triggered
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.	Interview with auditees 13/03/2026	The Certifier has verified compliance with the BCA through issue of Construction Certificates. Construction Certificates obtained for the project were referenced in A3.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Note: • *Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.* • *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*	Refer to Construction Certificates listed in A3 Construction Certificate No. 190359/09, 26/08/2024 covering Warehouse 3 and Warehouse 4 external stormwater drainage.	Construction of the substation commenced in previous audits periods. Construction Certificate for Warehouses 3 and 4 external stormwater drainage was presented, the CC was obtained 26/08/2024. The OSD 3 has not constructed as yet so no CC required. Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
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 13/03/2026 - 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.	No new construction certificates have been issued during the audit period. This is applicable to the warehouses only. Construction Certificates covering the external walls of all buildings were obtained and reviewed in the previous audit. The Certifier has verified compliance with the BCA ((including external walls and cladding) through issue of Construction Certificates. • Warehouse 5 (RDC) Woolworths JR Facility Structural Design Certification – CC4 dated 3/5/2022 issued by Costin Roe Consulting. • Construction Certificates from McKenzie Group 03 and 04 verified compliance with external walls and cladding through issue of Construction Certificates. • 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. • Construction Certificate No. 222224/04, 18/04/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works. • Construction Certificate No. 222225/03, 22/04/2024 covering Warehouse N2: all structural works including external walls, roof and building services only. Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Not Triggered
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 13/03/2026 - 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	Construction Certificates covering the external walls of all buildings were obtained and reviewed in the previous audit. The Certifier has verified compliance with the BCA ((including external walls and cladding) through issue of Construction Certificates. • Warehouse 5 (RDC) Woolworths JR Facility Structural Design Certification – CC4 dated 3/5/2022 issued by Costin Roe Consulting. • Construction Certificates from McKenzie Group 03 and 04 verified compliance with external walls and cladding through issue of Construction Certificates. • Construction Certificate No. 222224/01, 20/06/2023 covering Warehouse N1: all structural works including external walls, roof and building services only.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Warehouse N2: all structural works including external walls, roof and building services only. - Construction Certificate No. 222224/04, 18/04/2024 covering Warehouse N1: balance of works including associated office fitout, landscaping and external works. - Construction Certificate No. 222225/03, 22/04/2024 covering Warehouse N2: 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. • Construction Certificates for Warehouse N1: balance of works including associated office fitout, landscaping and external works; Warehouse N2: all structural works including external walls, roof and building services only; and Warehouse N3 and N4: balance of works including external stormwater drainage. This is applicable to the warehouses only. Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
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.	Interview with auditees 13/03/2026	Construction Certificates for Warehouse N1 and N2 were presented in the previous audit (IA4) including the submission of the External Wall System Disclosure Statement to DPHI. The Construction Certificates obtained during this audit period do not relate to products and systems proposed for use or used in the construction of external walls including finishes and claddings. Therefore, this requirement is not applicable.	Not Triggered
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.	Interview with auditees 13/03/2026 CEMP 18/11/2024 Rev. U, MIP	The CEMP and sub-plan suite of documents appear to refer to the applicable standards and guidelines. The CEMP was revised on the 18/11/2024 Rev. U and was sighted during the audit. The auditees advise that there have been no formal directions issued to the Development in relation to this condition.	Compliant
Evidence of Consultation				
A28	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and b) provide details of the consultation undertaken in the document submitted to the Planning Secretary including: i. the outcome of that consultation, matters resolved and unresolved (and the justification for matters remaining unresolved); and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Interview with auditees 13/03/2026	No consultation to agencies reportedly required during the period.	Not Triggered
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 *Community Consultative Committee Guidelines: State Significant Projects* (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction, upgrading and operation and for at least six months following the completion of decommissioning.	Interview with auditees 13/03/2026 CCC Meeting Minutes https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/ CCC Meeting minutes for 2/12/2025 (Meeting 31), 10/09/2025 (Meeting 30), 29/05/2025 (Meeting 29)	The CCC was established prior to construction of SSD 7709. CCC meets quarterly and records are available on the website. Last meeting was carried out 2/12/2025. Sighted meeting minutes for meetings on the 2/12/2025, 10/09/2025, 29/05/2025	Compliant
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. No changes since the last audit period. CCC is for all consents	Compliant

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 24/022026	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. No further updates were required on the CCS since last audit.	Compliant
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/community/document-library/ Complaints Register, current to 24/02/2026	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). The latest revision of the CCS appears to be implemented during the works, website is up to date, the CCC meetings have been carried out in 2024 and minutes available on the development website, newsletters and development updates are also available. Any OOHW have been communicated through the development website. Letter box drops have been delivered (for example changes in traffic conditions sent on 15/3/2024). The website also includes the 1800 986 465 number and email address for the community to contact the project team. Fifty (50) complaints have been recorded during the audit period for the entire project covering both construction and operation. At least fourteen (14) of these complaints relate to operations, many associated with noise impacts incurred with container handling which is outside of this audit scope. Nine (9) complaints are specific to MPE and four (4) to Moorebank Avenue realignment which again are outside of this audit scope. Construction related complaints for the entire MIP site primarily relate to dust/air quality, traffic / roadworks, and noise and vibration. During the audit interviews the auditee pointed out to 2 dust complaints potentially related to the MPW2 on the 2 and 12 December 2025. The auditee indicated that limited construction activities were undertaken at the time on Mpw2, and earthworks were conducted at MAAI and substation sites occurred during this period that would generate significant air pollution. Also, there was a complaint on the 01/08/25 for traffic management along Anzac Ave but was not attributed to MPW2. Complaints are discussed in Section 3.7 of the audit report.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Implementation of the CCS is through the website updates, OOHW in website (a couple during the period), the CCCs and complaints management.	
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 prior to one month before commencement of works. Refer to Condition A46. No changes during the audit period. Chris Jack approved as ER on 27 October 2020	Compliant
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. Chris Jack approved as ER on 27 October 2020	Compliant
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	Refer to above	Compliant
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. Nomination of an ER and approval Adam Bishop as alternate ER 3/12/2021 for MPWS2.	Compliant
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	Interview with auditees 12/03/2025 MPWS2 SSD 7709 – ER Monthly Reports from Pitt & Sherry for: from Mar 2024 to January 2025 as follows: - Mar 2025, late submission approved by DPHI (approval on the 7/04/2025), submitted 14/04/2025 - Apr 2025, submitted 7/05/2025 - May 2025, submitted 6/06/2025 - Jun 2025 submitted 20/06/25 (early). - Jul 2025, submitted 07/08/2025 - Aug 2025, submitted 28/08/2025 (early) - Sep 2025, submitted 3/10/2025 - Oct 2025, submitted 13/11/2025 (approval obtained to submit by 14.11, approval 6 Nov) - Nov 2025, submitted 5/12/2025 - Dec 2025, submitted 31/12/2025 - Jan 2026, submitted 5/02/2026 - Feb 2026, submitted 3/03/2026	The ER inspections and monthly reports indicate that they are carrying out their functions under the condition. Records demonstrate that the ER reviewed and endorsed the CEMP and sub-plans. Sighted MPWS2 ER Site Inspection Reports from Pitt & Sherry from March 2025 to December 2025 and January y February 2026. Evidence for submission of the ER monthly reports to DPHI through the Planning portal was sighted, and the following extensions were approved, as follows: - March 2025 report. Notification for late report sent to DPHI and response from DPHI on the 7/04/2025. March Report was submitted 14/04/25. - October 2025 report. Notification for late report sent to DPHI and response from DPHI on the 14/11/2025. Report was submitted 13/11/25. **Non-compliance**: The ER monthly reports for June 2025 (submitted 20 June 2025) and August 2025 (submitted 28 August 2025) were submitted prior to the completion of the monthly reporting period. (Note: Under Condition A37, ER monthly reports are required to provide the information set out in Section 2.7 of the *Environmental Representative Protocol* (2018) (the ER Protocol). Some of the information in Section 2.7 of the ER Protocol is only known at the end of the reporting period (e.g. activities undertaken during the reporting period, complaints, performance, etc). The auditor considers that by preparing and submitting ER monthly reports prior to the end of the monthly reporting period, some period information may be missing and the intent of Condition A37 is not entirely achieved). The ER monthly reports for June and August 2025 were reportedly not rejected by DPHI. Subsequent ER monthly reports were submitted within the required timeframes. ER monthly reports include unresolved items from previous audits. This item is considered closed.	Non compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.			
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: from Mar 2025 to January 2026 as follows: - Mar 2025, late submission approved by DPHI (approval on the 7/04/2025), submitted 14/04/2025 - Apr 2025, submitted 7/05/2025 - May 2025, submitted 6/06/2025 - Jun 2025 submitted 20/06/25 (early). - Jul 2025, submitted 07/08/2025 - Aug 2025, submitted 28/08/2025 - Sep 2025, submitted 3/10/2025 - Oct 2025, submitted 13/11/2025 (approval obtained to submit by 14.11, approval 6 Nov) - Nov 2025, submitted 5/12/2025 - Dec 2025, submitted 31/12/2025 - Jan 2026, submitted 5/02/2026 - Feb 2026, submitted 3/03/2026 Complaints Register, current to 24/2/26	Evidence demonstrates that the complaints register is being provided to the ER on a fortnight basis. Assessments have been provided to the ER prior to the works being undertaken. RFMA were provided to the ER and endorsement letters sighted. ER Monthly Reports from the audit period were presented to the auditor.	Compliant
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 12/03/2025	The auditee is not aware of any Department commissioned audit of ER performance under Condition A39.	Not Triggered
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: i. minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the *Interim Construction Noise Guideline (DECC, 2009)*, 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.	CEMP 18/11/2024 Rev. U, MIP RFMA #34, April 2025 from Aspect re. Minor amendment to CEMP site figure, and CTAMP CERP and CNVMP site figures updated to be consistent with CEMP. Assessment and approval of a minor ancillary facility RFMA #35 February 2026 from Aspect re. Minor amendment to CEMP site figure, and CTAMP CERP and CNVMP site figures updated to be consistent with CEMP. Assessment and approval of a minor ancillary facility ER Letters of Endorsement of RFMAs: - RFMA#34 dated 29/04/2025 - RFMA#35 dated 17/02/2026	MAFs during the audit period: Four MAFs were approved during the audit period. Evidence for two of them were sighted, as follows: The following Request for Minor Amendments were sighted during the site audit: - RFMA #34 dated April 2025, Aspect re. Minor amendment to CEMP site figure, and CTAMP CERP and CNVMP site figures updated to be consistent with CEMP. Assessment and approval of a minor ancillary facility. ER Letter of Endorsement for RFMA#34 dated 29/04/2025. - RFMA #35 dated Feb 2026, Aspect re. Minor amendment to CEMP site figure, and CTAMP CERP and CNVMP site figures updated to be consistent with CEMP. Assessment and approval of a minor ancillary facility. ER Letter of Endorsement for RFMA#35 dated 17/02/2026. CEMP and sub-plans are now implemented and published.	Compliant
Submitting, Staging, Combining and Updating Strategies, Plans or Programs				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site inspection 13/03/2026 Letter DPHI to Qube, 07/09/21 (approval of MPW2 / MPW3 CEMP, CCS, CERP (including FERSP)) Letter DPHI to Qube 24/09/21 (approval of MPW2 / MPW3 CTAMP) Letter DPHI to Qube 12/11/21 (approval MPW2 / MPW3 CSWMP) Letter DPHI to Qube, 25/10/21 (approval of the MPW2 / MPW3 CNVMP).	The strategies, plans and programs are not being staged. No plans were updated during the audit period In accordance with Condition B19 of SSD 10431, the CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared to capture the requirements of both MPW2 and MPW3. The plans set out how each condition and other relevant requirement has been addressed. CEMP and sub-plans were reviewed and updated during Nov 2024 (after Mods, RFMA and other minor changes) and submitted to the DPHI. Approval was received.	Not triggered
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**.*	Letter from DPHI to Aspect dated 14/5/2021 re. request to Stage a Plan (Condition A42, B171), approval was granted for the request made on the 28/4/2021. CEMP 18/11/2024 Rev. U, MIP Letter from DPHI with approval for the CEMP Rev U, 21/01/2025 Letter from DPHI to Aspect, dated 23/01/2025, re: Revised Workplace Travel Plan (WTP) Condition A42(c)	This SSD has not been staged. No plans were updated during the audit period Refer above with respect to management plans, strategies and programs not being staged. Other than the merging of the MPWS2 and MPWS3 plans there have been no aggregation of plans. CEMP Rev U was updated in November 2024. Letter from DPHI dated 21/01/2025 with approval for the Plan. DPHI, in correspondence dated 23/01/2025, acknowledged receival of the revised WTP, revised due to MOD3 determination and operational changes and endorsed by the ER and containing the information required by the relevant CoA. .	Not triggered
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**	Letter from DPHI to Aspect, 21/01/2025 re. revised CEMP and specific Sub-plans for MPW S2 and S3 Letter from DPHI to Aspect dated 23/01/2025 re. revised CFFMP (Condition C9)	No plans were updated during the audit period The following approvals were reported in IA5: Letter from DPHI to Aspect dated 21/01/2025 re. revised Construction Environmental Management Plan (CEMP) and specific Sub-plans for Moorebank Precinct West - Stage 2 and Stage 3 (Conditions A46 and C9), approval was granted for the request made on the 21/01/2025. Letter from DPHI to Aspect dated 23/01/2025 re. revised Construction Flora and Fauna Management Plan, Condition C9), approval was granted for the request made on the 23/01/2025.	Not triggered
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.	As above. Evidence referred to elsewhere in this Table and Appendix B.	As above. The plans appear to be implemented, and latest versions uploaded on the website.	Compliant
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; 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.	Interview with auditees 13/03/2026	The development is not being staged.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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*	Interview with auditees 13/03/2026	The development is not being staged.	Not Triggered
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.	Interview with auditees 13/03/2026 Letter SIMTA to DPIE, 10/02/20 Email chain Aspect and JW Prince, 26/03/21. Email DPHI to SIMTA, 01/02/22 (notice regarding late submission of the first Independent Audit report (breach of Condition C17b)), and the need to include the response to the findings and breach notices in the second Independent Audit)	No notifications issued during the audit period. Notification of commencement of works and construction was provided on 10/02/2020. The notified dates of commencement were: • 25/02/2020 for any work, vegetation clearing required to conduct remediation, remediation and low impact works. • 28/05/2020 for construction. Note: The Department provided written directions to ESR on 28/01/22 and 01/02/22 which (among other things) indicated that the Department considered that construction commenced in January 2020 (not December 2020 as stated by the auditee during the first Independent Audit).	Not Triggered
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.	Interview with auditees 13/03/2026	The development is not being staged.	Not Triggered
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.	Property survey condition – Commercial (ABB), 27/08/20 Dilapidation Report, MPW S2 Anzac Road, Craigmar Consulting, 18//08/19 Dilapidation Report, MPW S2 Bapaume Road, Craigmar Consulting, 03/09/19 Dilapidation Report, MPW S2 Moorebank Ave, Craigmar Consulting, 18//08/19 Email SIMTA to CCC, 26/03/20 Email SIMTA to LCC, 26/03/20 DPHI post approval portal lodgement, 26/04/20 Email SIMTA to RMS, 26/03/20 Letter Certifier to SIMTA, 25/03/20	Dilapidation reports were prepared prior to commencement of construction (2019) and were submitted to the identified stakeholders in 2020 and 2021. This condition is not triggered during this audit period.	Not Triggered
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.	Interview with auditees 13/03/2026 Drinking Water Connection Approval, Sydney Water, 17/08/21 Endeavour Energy Stamped Plans, 18/11/21 Sydney Water Moorebank Avenue Plans, 25/08/21	The utilities / services which have been affected are electricity (Endeavour Energy) and water / sewer (Sydney Water). Evidence indicates that the service providers have been consulted with the relevant approvals obtained thus far. This condition is not triggered during this audit period.	Not Triggered
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 13/03/2026	Auditee indicates that no repairs have been carried out in the audit period. Reallocation of utility services at the Main Intersection (MAAI) was completed by BMD. For details refer to OOHW records in Conditions B125 and B127.	Not Triggered

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 *Sydney Water Act 1994*.	Interview with auditees 13/03/2026	The development is in construction. Compliance certificates have been obtained and will be assessed as part of the Operational Audit.	Not Triggered
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.	Interview with auditees 13/03/2026 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) 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 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 from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MoRDC per demarcation plan (attachment 114)	No OCs issued during the audit period. Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities. Correspondence NBN Fibre prepared by Tactical Group, dated 27/3/2023, listed as item #33 in OC for Warehouse 6. Occupation Certificate from McKenzie Group OC No. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6). The following OC were sighted: • Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only was sighted including in item #34 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. • Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works, item #81 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. • Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MorRDC, item #38 the letter regarding DA conditions A52 and A53 – letter from Aspect, 2/5/2023. Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Not Triggered
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 13/03/2026 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 Correspondence NBN Fibre prepared by Tactical Group, 27/3/2023 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	Letter from NBN New Development to Qube, 31/8/2022 re. satisfaction on the fibre facilities. Correspondence NBN Fibre prepared by Tactical Group, dated 27/3/2023, listed as item #33 in OC for Warehouse 6. Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6). The following OC were sighted: • Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only was sighted including in item #34 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. • Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works, item #81 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. • Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MorRDC, item #38 the letter regarding DA conditions A52 and A53 – letter from Aspect, 2/5/2023.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		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 *Approved Methods for Sampling of Air Pollutants in New South Wales* (DEC, 2016) (as may be updated or replaced from time to time); and b) is capable of continuous real-time measurement of atmospheric stability category determined by the sigma theta method in accordance with the *NSW Noise Policy for Industry* (NPI, EPA, 2017) (as may be updated or replaced from time to time).	Interview with auditees 13/03/2026 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. = early used 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). During the audit period the met station has been operational (located near the substation site). On site met station data is available in website sighted (wind, rainfall, solar radiation ,Ta, humidity).	Compliant
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)	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 following OCs were sighted, which provide evidence of works as executed plans being provided to the Certifier. • Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only was sighted including in item #34 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. • Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works, item #81 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. • Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MorRDC, item #38 the letter regarding DA conditions A52 and A53 – letter from Aspect, 2/5/2023.Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
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.	Interview with auditees 13/03/2026 Occupation Certificate from McKenzie Group OC NO. 222224/05, dated 18/04/2024 for Building JN (N1 Warehouse Only) Occupation Certificate from McKenzie Group OC NO. 222224/06, dated 18/04/2024 for Warehouse) Occupation Certificate from McKenzie Group OC NO. 222225/05, dated 22/04/2024 for Warehouse N2 Racking Fitout Only	No OCs issued during the audit period. Occupation Certificate from McKenzie Group have been provided for the following activities: - No. 222224/05, dated 18/04/2024 N1 Warehouse Only. - No. 222224/06, dated 18/04/2024 Warehouse. - No. 222225/05, dated 22/04/2024 Warehouse N2 Racking Fitout Only. Occupation Certificate No. 222224/05, McKenzie Group, 13/5/2024 N1 Warehouse Only was sighted including in item #34 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. Occupation Certificate No. 222225/05, McKenzie Group, 21/5/2024 N2 Warehouse – 6all scope excluding external works, item #81 the letter regarding DA conditions A52 and A53 – letter from Aspect, 7/3/2024. Occupation Certificate from McKenzie Group OC NO. 190836/08, dated 9/8/2024 for Whole MorRDC, item #38 the letter regarding DA conditions A52 and A53 – letter from Aspect, 2/5/2023.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
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.	Construction Certificate 190359/03 (for roads drainage electrical), dated 10/03/21 Construction Certificate 190359/02 (stormwater and civils), dated 08/02/21 Construction Certificate 190359/01 (for earthworks), dated 01/12/20 Payee advice, NAB, 30/11/20 (Payment to Council) Payee advice, NAB, 10/12/20 (Payment to RMS)	Payment was made to Council and RMS (TfNSW) prior to construction. No updates since last audit. Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Not Triggered
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).	Payee advice, NAB, 10/12/20 (Payment to RMS)	Payment was made to Council and RMS (TfNSW) prior to construction. No updates since last audit.	Not Triggered
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				
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.	Material Import Tonnages.xls, current to Feb 2023 from CARAS Weight Bridge tracking program (from 18/8/2022 to 11/02/2023). Interview with auditees 13/03/2026	At previous inspections undertaken for the audits on SSD 5066 it was observed that stockpiling did not extend beyond that permitted under that consent. Import has continued since the finalisation of the referenced plans. Refer to the previous Audit Report for SSD 5066 with regards to the extent of importation of fill under that consent. No import under MPW2 during the audit period. Importation complete prior to audit period	Not Triggered
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;	Revised Development Layout Drawings (PIWW-RCG-AR-DWG) https://simta.com.au/mpw/ Letter DPHI to SIMTA, 29/05/20 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 Letter from DPHI to Aspect dated 3/10/2023 re. condition B2 development layout drawings approval.	The Department approved revised Development Layout Drawings on 29/05/20 which was prior to construction. The drawings address the designs and constraints from this condition. Revision on the MPW Masterplan - Part 1 was carried out on the 25/8/2023 and for Part 2 on the 26/6/2023. Submission to the DPHI was made on the 3/10/2023. No changes since the last audit.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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 **where necessary to ensure ongoing maintenance works can be carried out without impacting on the riparian corridor or adjoining sites**; 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.			
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.	Letter DPIE to SIMTA, 29/05/20 Revised Development Layout Drawings prepared by Watson Young (Rev. N dated 9/3/2021) submitted to DPHI and approved 4/6/2021.	The Department approved revised Development Layout Drawings on 29/05/20 which was prior to construction. Development Layout Drawings have been updated and are not staged. Revised Development Layout Drawings (Rev. S dated 25/8/2023) submitted to DPHI and approved 3/10/23. No changes since the last audit.	Not Triggered
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 submit a **Stormwater Design Development Report** and **Revised Stormwater System Design Drawings** and **supporting documentation** to the Planning Secretary for approval.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021 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)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20, which was prior to construction. Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021; this was included in the Appendix A of the SDDR. 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.	Not Triggered
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.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021 Letter DPIE to SIMTA, 19/05/20	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20 and includes WSUD principles. The development is in the construction phase. Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021; this was included in the Appendix A of the SDDR.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Approval letter from DPHI to Aspect, 20/8/2024	Bioretention Basin 03 Design under Condition A42 includes the WSUD principles.	
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. ***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.*	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Letter DPIE to SIMTA, 19/05/20 Approval letter from DPHI to Aspect, 20/8/2024	Stormwater Development Design Report - not staged. 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 A42. No changes since the last audit.	Not Triggered
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**.	Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20 Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C (Appendix G) Addendum to the SDDR (Rev. A) 7/4/2021, approved by DPHI on the 3/6/2021 Letter DPIE to SIMTA, 19/05/20 Submission of Condition B7 and B8 reports were made on the 14/6/2024 SSD-7709-PA-339 (B4, A42(c), B7 and B8)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Independent Peer Review report was included in Appendix G of the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation. It was approved by the Department on 19/05/20, which was prior to construction. 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 A42.	Not Triggered
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. ***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.*	Letter DPIE to SIMTA, 10/02/20 Peer Review Letter and Certificate, AT&L Consulting Engineers, 23/01/20 Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C (Appendix G) Submission of Condition B7 and B8 reports were made on the 14/6/2024 SSD-7709-PA-339 (B4, A42(c), B7 and B8)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Department approved the technical experts on 10/02/20. The Independent Peer Review report includes a review of each of the requirements specified in a) – c). 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.	Not Triggered
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.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Letter DPIE to SIMTA, 19/05/20 Stormwater System Design Drawings were amended and included in Appendix A in the SDDR (Rev. A 7/4/2021) Approval letter from DPHI to Aspect, 20/8/2024 SSD-7709-PA-339 (B4, A42(c), B7 and B8)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20. It is consistent with the objectives and principles set out in the NSW Office of Water's Guidelines for Controlled Activities and includes the information required under this condition. Stormwater System Design Drawings (Rev. A 7/4/2021). 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.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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**.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Letter DPIE to SIMTA, 19/05/20 Stormwater System Design Drawings (Rev. A dated 7/4/2021) Letter of approval from DPHI dated 3/6/2021 (addendum to stormwater Design Development Report SDDR) Approval letter from DPHI to Aspect, 20/8/2024 SSD-7709-PA-339 (B4, A42(c), B7 and B8)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation was approved by the Department on 19/05/20. Stormwater System Design Drawings (Rev. A 7/4/2021), this was approved by DPHI on the 6 June 2021. 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 ER monthly report for Sep 2024 indicated that stormwater install pit was planned for 03/4 - 03/6 by BMD at the MAAI southeast.	Not Triggered
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 b) provide adequate overland flow paths in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 3.3). 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. No changes since the last audit.	Compliant
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.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 4). 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. Approval of OSD 3 was received as per above. No changes since the last audit.	Compliant
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.	P 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	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0431 to 0435, and PIWWCOS-CV-DWG-0436 to 0438). 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. OSD 5, 6 and 8 - #5 1:2 (outlet structure and batter 1:4) #6 and #8 1:4 OSD 3 is currently being design and is part of the approval received 20/8/204. OSD 6 will be the first after all Warehouses are completed and until catchment areas are stabilised then they will be finished.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			No changes since the last audit.	
Stormwater Quality				
B14	All stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide.	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	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5). 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. No changes since the last audit.	Compliant
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%.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5.5). 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. No changes since the last audit.	Compliant
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.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 6, drawing set PIWW-COS-CV-DWG0433 to 0438, Appendix H). 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. No changes since the last audit.	Compliant
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.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5, drawing set PIWW-COS-CV-DWG-0433 to 0438). 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. OSD 3 has this and was approved by DPHI. No changes since the last audit.	Compliant
B18	Bioretention systems which are greater than 1,000 m^2 in area, are to be divided into cells with no individual cell greater than1,000 m^2.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Section 5, drawing set PIWW-COS-CV-DWG0433 to 0438). 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.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			No changes since the last audit.	
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.	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, 19/05/200 Approval letter from DPHI to Aspect, 20/8/2024 SSD-7709-PA-339 (B4, A42(c), B7 and B8)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing set PIWW-COS-CV-DWG-0453, Appendix H). 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. No changes since the last audit.	Compliant
Stormwater Outlet Structures				
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)	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. No changes since the last audit.	Compliant
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).	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)	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. Outlet Structure (Sandstone rocks). No changes since the last audit.	Compliant
B22	Outlet structures must ensure habitat connectivity and wildlife movement is maintained along the Georges River riparian corridor.	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)	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 A42 and approved revised SSDD Bioretention Basin 03 Design under Condition A42. No changes since the last audit.	Compliant
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**.	Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit).	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Appendix A for engineering design drawings). 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.	
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.	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)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Appendix A for engineering design drawings and drawing sets PIWW-COS-CV-DWG-0461 & 0465, PIWW-COS-CV-DWG-0481 & 0483, PIWW-COS-CV-DWG-0441 to 0443 and Appendix F). 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.	Not triggered
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; 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.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0401 through 0499, Appendix I, Appendix H). 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 A42. No changes since the last audit.	Compliant
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.	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)	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0481 through 0486). 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. No changes since the last audit.	Compliant
Stormwater System Design Supporting Documentation				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	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 Letter DPIE to SIMTA, 01/04/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (drawing sets PIWW-COS-CV-DWG-0200 to 0250). 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. Interim solutions for stormwater management are detailed in the SWMP, which was approved by the Department on 01/04/20. Supporting documentation for the item (c) infilling of those areas are CSWMP. This was provided as part of the SDDR. No changes since the last audit.	Not Triggered
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).	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 Letter DPIE to SIMTA, 01/04/20	Stormwater Development Design Report (SDDR) prepared to address the requirements of this condition (Appendix K). 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. Interim solutions for stormwater management are detailed in the SWMP, which was approved by the Department on 01/04/20. Refer response to Conditions B29 and B30. No changes since the last audit.	Not Triggered
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 *Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom 2004)* 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.	Construction Soil and Water Management Plan (SWMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, (Rev.10) now Rev 18, 30/11/2021 CEMP Revision Q, 2/12/2021 Letter from DPHI to Aspect, 18/03/2022 approval of the CEMP Rev. Q and CSWMP Rev. 18 PIWE - Long term ErSed Plan, 10/10/2025 from BMD Main Compound – Long term ErSed Plan, 03/11/2025 from BMD Lot 100 – Long Term ErSed Plan, 10/10/2025 from BMD East / West Channel – Long Term ErSed Plan, 10/10/25 from BMD	Construction Soil and Water Management Plan (SWMP) prepared in accordance with the Blue Book. The SWMP was reviewed and endorsed by Mr Carl Vincent of ErSed, being a certified CPESC and approved by DPIE (refer DPIE Letter DOC19/1037798 dated 2/12/2019). The Department approved the SWMP on 01/04/20. Last update on the Plan was made on the 30/11/2021 (Rev 18). No further changes to this Plan since the last audit. During the audit, the following ErSed plans were sighted: - PIWE - Long term ErSed Plan, dated 10/10/2025 from BMD. - Main Compound – Long term ErSed Plan, dated 03/11/2025 from BMD. - Lot 100 – Long Term ErSed Plan dated 10/10/2025 from BMD. - East / West Channel – Long Term ErSed Plan, dated 10/10/25 from BMD.	Compliant
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: – 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,	Construction Soil and Water Management Plan (SWMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe CSWMP Rev.18 dated 30/11/2021 approved by DPHI 18/3/3022. Letter from DPHI to Aspect, 18/03/2022 approval of the CEMP Rev. Q and CSWMP Rev. 18	Construction Soil and Water Management Plan (SWMP) prepared to address the requirements of this condition: a) Table 3.4, Sections 2.3-2.6, 2.8, 3.5, 6.1, Appendices A, D, G b) Sections 2.8, 3.4-3.6, 4, 5, 5.8, 6, 8, Appendices A, B c) Sections 4 and 5 d) Appendix A e) Sections 5, 6 and 8, Appendix A f) Section 5.8 The SWMP was reviewed and endorsed by Mr Carl Vincent of ErSed, being a certified CPESC and approved by DPIE (refer DPIE Letter DOC19/1037798 dated 2/12/2019). The Department approved the SWMP on 01/04/20 CSWMP Rev.18 dated 30/11/2021 approved by DPHI 18/03/2022.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	– 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).		No further changes on Rev. 18 have been identified during the audit period.	
B31	Erosion and Sediment Control Plans must be updated as construction progresses and site conditions change.	Moorebank ESCP, 8/1/2025 from BMD (covering MPE, MPW, MAW, defence etc) SECP from Vaughan (duration of the works June 2024 to March 2025) (no date) PIWE - Long term ErSed Plan, 10/10/2025 from BMD Main Compound – Long term ErSed Plan, 03/11/2025 from BMD Lot 100 – Long Term ErSed Plan, 10/10/2025 from BMD East / West Channel – Long Term ErSed Plan, 10/10/25 from BMD	Progressive erosion and sediment control plans are updated regularly by the Environment Manager and reviewed by the CPESC. Prepared by BMD, CPESC gets a copy. Presented CPESC inspection reports from March 2024 to January 2025 for Georgiou's and from March 2024 to July 2024 for Vaughan. During the audit, the following ErSed plans were sighted: - PIWE - Long term ErSed Plan, dated 10/10/2025 from BMD. - Main Compound – Long term ErSed Plan, dated 03/11/2025 from BMD. - Lot 100 – Long Term ErSed Plan dated 10/10/2025 from BMD. - East / West Channel – Long Term ErSed Plan, dated 10/10/25 from BMD. Erosion and Sediment Control Plan for Vaughan Civil SECP (no date) **Observation from IA5:** Vaughan Civil's SECP is lacking details for elements such as water flow management and erosion and sediment controls. Vaughan Civil to update the SECP to accurately reflect current site conditions, including water flow, erosion and sediment controls, and stormwater drain protection. It is also recommended that Vaugh Civil review this document each time updates or changes are made to the existing controls and add a date and revision number. Additionally, during the site audit, it was noted that one of the drainage channel requires maintenance (e.g. geofabric replacement/repair). **IA6 Update**: CPESC undertakes monthly inspections in accordance with Condition B32. The most recent CPESC inspection (during audit period) on the 24/02/26 included the Vaughan Civil sites and concluded that erosion and sediment controls implemented are consistent with the approved Soil and Water Management Plan prepared by the contractor, and confirmed the erosion and sediment controls and site management	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			are suitable to manage ESC risk at the site, with minor improvements recommended. Vaughan Civil's ESCP VC383/VC389 compound layout was provided showing ESC controls: sediment fencing, bunding, stormwater pits with geofabric and water flow direction.	
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.	CPESC Inspection Reports (CPESC # 2385) for: - 22/11/2025 (inspection date 19/11/2025), (Moorebank est, Moorebank Ave) - 05/03/2025 (inspection date 04/03/2025) (Moorebank West, Moorebank Ave and Vaughan - 01/04/25 (inspection date 01/04/25) (Moorebank West, Moorebank Ave and Vaughan) - 03/06/25 (inspection date 27/05/25) (Moorebank West, Moorebank Ave and Vaughan) - 05/07/25 (inspection date 24/06/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/07/25 (inspection date 22/07/25) (Moorebank West, Moorebank Ave and Vaughan) - 01/09/25 (inspection date 26/08/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/09/25 (inspection date 16/09/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/10/25 (inspection date 14/10/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/11/25 (inspection date 19/11/25) (Moorebank West, Moorebank Ave and Vaughan) - 9/2/2026 (inspection date 27/01/2026), (Moorebank West, Moorebank Ave and Vaughan) - 2/3/2026 (inspection date 24/02/2026), (Moorebank est, Moorebank Ave)	The CPESC reports show that inspections are occurring monthly and recommendations on improvement are being made. These are being submitted monthly. CPESC Reports on 21/11/25, 02/03/26, 05/03/25, 01/04/25, 05/07/25, 22/07/25, 01/09/25, 22/09/25, 22/10/25, 22/11/25, 9/2/26 and 2/3/26 covering Moorebank West / Vaughan, Moorebank Avenue / BMD and INST / JH Rail and Vaughan works. Submission of all the CPESC reports to DPHI was carried out on time.	Compliant
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**.	Interview with auditees 13/03/2026 CPESC letter 1/2/24 Approval letter from DPHI to Aspect, 20/8/2024, re. revised SSDD Trunk Stormwater Design and approved revised SSDD Bioretention Basin 03 Design	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. OSD 5, 6 and 8 have been constructed in accordance with the drawings approved initially by DPHI in 2020 – refer to Condition B4. 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.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			No changes since the last audit.	
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.	Interview with auditees 13/03/2026 CPESC letter 1/2/24	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. Still in the process. Once FDC finishings their works, all the civil works will be complete for that catchment and OSD 6 will be converted to permanent stormwater. Therefore, this is not triggered for the audit period. No triggered during this period.	Not Triggered
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) 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.	Interview with auditees 13/03/2026 Letter Cumberland Ecology to SIMTA, 18/10/19 (Moorebank Precinct West Stage 2: Aquatic Ecology input on Sediment Basin and Stormwater Outlet Designs)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). Stormwater outlet works (including clearing, scour protection/ erosion control) are being constructed outside the site on Crown land (being the banks and bed of the Georges River). Evidence provided shows that the aquatic ecologist provided input into the design and that Crown Lands issued a licence to construct the works on its land. This information was provided to the Department in July 2021.	Not triggered
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.	Site inspection 13/03/2026	The scope of this audit is construction. This condition is not triggered.	Not Triggered
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.	Site inspection 13/03/2026	The scope of this audit is construction. This condition is not triggered.	Not Triggered
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:	Site inspection 13/03/2026 ER MPW S2 & S3 Site Inspection Report, 19/02/2026 from Pitt & Sherry	The scope of this audit is construction. This condition is not triggered. An ER inspection report dated 19/02/26 from Pitt & Sherry was sighted with details of western boundary of WH 3 pad, Eastern boundary of	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.		southern warehouse pads, Vaughan Civil Compound, North boundary of WH pad 3, southern swale, southern pads, and area adjacent to access track on western side of OSD 5, all with noxious weeds, confirmation of weed treatment during audit period.	
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.	Acid Sulfate Soil Management Plan (ASSMP) Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank NSW, EP Risk, v.5 30/01/20 Letter DPIE to SIMTA, 21/02/20	The ASSMP was prepared to address these requirements (Sections 7, 7.2–7.12) and was approved by the Department. The requirements of Condition C1 were addressed in Sections 2, 4, 5, 7, 8 and 9 of the ASSMP. No changes on the plan identified in the audit period.	Compliant
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.	BMD records: - BMD: Environmental Waste Disposal Register – last entry 28/11/25 - Daily Load Docket from Load&Go for: 06/05/2025, 07/05/2025, 09/05/2025 - Benedict Recycling dockets for 6/5/25, 7/5/25 - Docket from Glenfield Waste Services, 9/5/25 (GSW – Asbestos) - NSW EPA Approved Asbestos Waste Receiving Facility from Load & Go, 9/5/25 - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025	The records are available for the Department and EPA if required. No material has been imported under MPW2. The Contractors presented evidence for waste material removed from the site, as follows: BMD presented evidence for recording the waste material, as follows: - Environmental Waste Disposal Register – last entry 28/11/25 - Daily Load Docket from Load&Go for: 06/05/2025, 07/05/2025, 09/05/2025 - Benedict Recycling dockets for 6/5/25, 7/5/25 - Docket from Glenfield Waste Services, 9/5/25 (GSW – Asbestos) - NSW EPA Approved Asbestos Waste Receiving Facility from Load & Go, 9/5/25 - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025	Compliant
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.	ErSed Plans Long Term from BMD for: - PIWE - Long term, 10/10/2025 - Main Compound – Long term, 03/11/2025 - Lot 100 – Long Term, 10/10/2025 - East / West Channel, 10/10/25 CPESC Inspection Reports (CPESC # 2385) for:	Progressive erosion and sediment control plans (ESCP) are updated regularly by the Environment Manager of each area. They identify the continuous areas of exposure, disturbed area, C factor, soil loss, etc. Sighted ESCPs for BMD as follows: • PIWE - Long term ErSed Plan, 10/10/2025 • Main Compound – Long term ErSed Plan, 03/11/2025 • Lot 100 – Long Term ErSed Plan, 10/10/2025 • East / West Channel – Long Term ErSed Plan, 10/10/25	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	***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.*	- 22/11/2025 (inspection date 19/11/2025) (Moorebank est, Moorebank Ave) - 05/03/2025 (inspection date 04/03/2025) (Moorebank West, Moorebank Ave and Vaughan - 01/04/25 (inspection date 01/04/25) (Moorebank West, Moorebank Ave and Vaughan) - 03/06/25 (inspection date 27/05/25) (Moorebank West, Moorebank Ave and Vaughan) - 05/07/25 (inspection date 24/06/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/07/25 (inspection date 22/07/25) (Moorebank West, Moorebank Ave and Vaughan) - 01/09/25 (inspection date 26/08/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/09/25 (inspection date 16/09/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/10/25 (inspection date 14/10/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/11/25 (inspection date 19/11/25) (Moorebank West, Moorebank Ave and Vaughan) - 9/2/2026 (inspection date 27/01/2026), (Moorebank West, Moorebank Ave and	The progressive erosion and sediment control plans show compliance with part a) and b) i). Permanent stabilisation works are not within the audit period. No contiguous catchments and are less than 65 ha, therefore it has not gone beyond the limits specified in (b) and (c). The southern area has been signed off to achieve the C-factor 0.05. BMD area is less than 65ha (main intersection is lot less than Lot 100 is about 5ha). The southern area is currently under care and maintenance by Vaughan Civil (not exceed 65ha) catchments are not contiguous. Also sighted CPESC Reports on 21/11/25, 02/03/26, 05/03/25, 01/04/25, 05/07/25, 22/07/25, 01/09/25, 22/09/25, 22/10/25, 22/11/25, 9/2/26 and 2/3/26 covering Moorebank West / Vaughan, Moorebank Avenue / BMD and INST / JH Rail and Vaughan works. 15ha pads 3/4 12ha south 2ha lot 100 No other area disturbed	
B42	Stockpiling of imported fill is not permitted for longer than 6 months before placement.	Site inspection 13/03/2026	No imported fill in MPWS2 for longer than 18 months. Sandstone in WH4 has been placed. Stockpiles on the BMD site are not from imported fill, that is material they have already on site.	Not Triggered
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.	Site inspection 13/03/2026 ErSed Plans Long Term from BMD for: - PIWE - Long term, 10/10/2025 - Main Compound – Long term, 03/11/2025 - Lot 100 – Long Term, 10/10/2025 - East / West Channel, 10/10/25 MPWS2 SSD 7709 – ER Monthly Reports from Pitt & Sherry for: from Mar 2025 to January 2026 as follows: - Mar 2025, submitted 14/04/2025 - Apr 2025, submitted 7/05/2025 - May 2025, submitted 6/06/2025 - Jun 2025 submitted 20/06/25 - Jul 2025, submitted 07/08/2025 - Aug 2025, submitted 28/08/2025	Stockpile management is incorporated into the contractor forms and processes and subject to ER and CPESC inspections. Stockpiles appear to be stabilised, benched and adequately battered as follows: - BMD Lot 100: some stockpiles present all below 10m, stockpiles sighted during the site inspection are in accordance with the height, were labelled. - Vaughan has maintained stockpiles in Pads 3 and 4: one stockpile about 3m high. CPESC Site Inspection Reports from ErSed MPW Stg 2 have been provided from November 2025 to January 2026. MPWS2 ER Site Inspection Reports from Pitt & Sherry from March 2025 to January 2026.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		- Sep 2025, submitted 3/10/2025 - Oct 2025, submitted 13/11/2025 - Nov 2025, submitted 5/12/2025 - Dec 2025, submitted 31/12/2025 - Jan 2026, submitted 5/02/2026 - Feb 2026, submitted 3/03/2026 CPESC Inspection Reports (CPESC # 2385) for: - 22/11/2025 (inspection date 19/11/2025) (Moorebank est, Moorebank Ave) - 05/03/2025 (inspection date 04/03/2025) (Moorebank West, Moorebank Ave and Vaughan - 01/04/25 (inspection date 01/04/25) (Moorebank West, Moorebank Ave and Vaughan) - 03/06/25 (inspection date 27/05/25) (Moorebank West, Moorebank Ave and Vaughan) - 05/07/25 (inspection date 24/06/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/07/25 (inspection date 22/07/25) (Moorebank West, Moorebank Ave and Vaughan) - 01/09/25 (inspection date 26/08/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/09/25 (inspection date 16/09/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/10/25 (inspection date 14/10/25) (Moorebank West, Moorebank Ave and Vaughan) - 22/11/25 (inspection date 19/11/25) (Moorebank West, Moorebank Ave and Vaughan) - 9/2/2026 (inspection date 27/01/2026), (Moorebank West, Moorebank Ave and		
B44	Placed fill must be stabilised if construction does not commence within 10 days.	Site inspection 13/03/2026 ErSed Plans Long Term from BMD for: - PIWE - Long term, 10/10/2025 - Main Compound – Long term, 03/11/2025 - Lot 100 – Long Term, 10/10/2025 - East / West Channel, 10/10/25	C-factor has been achieved for the whole site (stabilisation factor calculations on the progressive ESCP). Areas have been polymer, refer to photos in Appendix E. Stabilisation is also subject to ER and CPESC inspections. CPESC Site Inspection Reports from ErSed MPW Stg 2 (covering Georgiou, BMD and JH Rail works) have been provided from September 2024 – January 2025. No change since the last audit.	Compliant
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.	Site inspection 13/03/2026 Revised Development Layout Drawings (PIWW-RCG-AR-DWG) https://simta.com.au/mpw/	The batters around stormwater infrastructure are designed to meet the specifications in CoC B2 which (by extension) meet these requirements. Basin Batters construction has been completed and vegetated.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Part 1 and Part 2 Master Plan Drawings Letter DPIE to SIMTA, 29/05/20	Batter has been polymerized on WH1 and WH2 reducing the probability of erosion and enabling water management during construction. Vaughan indicated that batters have been compacted, and they will be cut the batter to put the cables. External fill batters were constructed few years ago, they are landscaped and vegetated. On the western site the batter has been vegetated for a while. No batters on the southern site. No change since the last audit.	
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: c) 2 g/m^2/month maximum increase in deposited dust level; and d) 4 g/m^2/month maximum deposited dust level.	Dust Deposition Summary Report from SERS for: - 13/03/25 – 28/03/25 - 28/03/25 – 29/04/25 - 29/04/25 – 02/06/25 - 02/06/25 – 10/07/25 - 10/07/25 – 11/08/25 - 19/09/25 – 08/10/25 - 03/10/25 – 03/11/25 - 03/11/25 – 08/12/25 - 08/12/25 – 16/01/26	Dust Deposition results from March to December 2025 were provided. Currently there are 3 dust gauges. Exceedances occurred but other works occurring in the precinct (e.g. warehouses, MPE2 construction, SSI Moorebank road realignment). The auditee noted that: *the EIS has identified that the MPW background is 1g/m^2/month, hence the criteria is 3g/m^2/month. Results that have high organic content, the organic content is related to Operations (landscape management).* April to June 2025 showed exceedances of the EPA guideline values, 8.2g/m^2/month for insoluble solids and 4.1 for ash on MPW2 sampling locations indicating a potential increase in dust-generating activities. It was recommended by SERS that dust mitigation strategies be reviewed and intensified to address the exceedances. Measures recommended by SERS to be implemented included: *limit exposed soil areas, particularly in zones prone to traffic or disturbance; enhance surface moisture retention by using water carts or sprinkler systems, especially during dry spells or high wind conditions; restrict earthmoving activities during adverse weather conditions (e.g., strong winds, prolonged dry periods) that may increase dust emissions; and ensure effective planning and execution of earthworks, including timely application of dust suppressants such as water or polymer-based solutions.* July to August 2025 results had one exceedance of ash (8.8 g/m^2/month) on MPW2 location. The recommendation from SERS was to minimise exposed soil areas, improve surface moisture, restrict earthmoving activities. September to October 2025 results had some exceedances for insoluble solids at Stage 2 DDG 2, 3 and 4 and MPW2, and ash exceedances on Stage 2 DDG 2, 3 and 4 locations. The highest results were at Stage 2 DDG3 with 110g/m^2/month on insoluble solids and 100g/m^2/month on ash. The recommendation from SERS was to limited areas of exposed soil, applying water to increase moisture in the soil, appropriate implementation of earthworks and further monitoring outside the study to establish background levels and composition of dust being deposited in the wider area. October to November 2025 results had few exceedances on insoluble solids (9.4 g/m^2/month) and ash (6.0 g/m^2/month) mainly on MPW2 location. The recommendation from SERS was to strengthen dust suppression at and around MPW2 and Stg 2 DDG2, focusing on exposed soils and high traffic areas. Other dust control measures implemented by BMD included water cart on site full time and continuous visual monitoring. Monitoring is conducted on the boundary of the MPW site. **Observation**: Dust monitoring records show some exceedances of the maximum increase in deposited dust levels and the maximum deposited dust levels. Exceedances are reported for the periods April	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			to June, July to August, and October to November 2025 (the auditor notes that with the information available, it is not possible to determine whether the exceedances were caused by site activities or Precinct wide works. There were other construction activities occurring in the precinct at the time of the exceedances (e.g. MPE2, Moorebank Avenue realignment) and no significant earthworks occurred on site during the audit period). **Recommendation**: Continue managing vacant land to ensure that exposed surfaces are stabilised and managed to avoid erosion and dust generation	
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 13/03/2026 Complaints Register, current to 24/02/2026	During the site inspection no odour was observed. No complaints in relation to these matters were recorded during the audit period.	Compliant
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).	Interview with auditees 13/03/2026	Operations on MPW have not started yet.	Not Triggered
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).	Interview with auditees 13/03/2026	Operations on MPW have not started yet.	Not Triggered
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)	The scope of this audit is construction. Design was addressed in previous audit periods. This condition is not triggered. 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. No updates since November 2021.	Not triggered
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)	ESD principles are included in Section 2 of the UDDR. It specifies the relevant control measures. The UDDR was approved by the Department 12/08/2020. Achievement of the UDDR is an operational outcome.	Not triggered
B50	The Development must register for a 'design' and 'as built' rating under the Infrastructure Council of Australia (ISCA) rating tool for development infrastructure.	ISCA website	The ISCA website demonstrates registration.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		https://www.iscouncil.org/project/moorebank-logistic-park-as-built		
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.	Interview with auditees 13/03/2026	Design and construction are ongoing. The scope of this audit is construction.	Not Triggered
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. ***Note**: For the purposes of this condition, earthworks including placement of fill are not considered permanent built surface works.*	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)	This condition was satisfied in previous audit periods. No updates since Nov 2021. Condition not triggered during current audit period (refer to text below from last audit). 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 21. Construction of permanent built surface works or landscaping has yet to commence. .	Not triggered
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.**	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)	Refer to above The UDDR was prepared to address the requirements of this condition (Appendix 4.6). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Not triggered
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**.	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)	Refer to above. The UDDR was prepared to address the requirements of this condition (Appendix 4.2, 4.3 – Architectural/Landscape Drawing). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Not triggered
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.	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revision 6, March 2021 and Appendix Rev 17, Reid Campbell. Urban Design and Landscape - Independent Peer Review Report, Matthew Pullinger Architect, 13/12/19 Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The UDDR included an independent review to address the requirements of this condition (UDDR Appendix 4.5). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Not triggered
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.*	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revisions 5 and 6, Reid Campbell. Urban Design and Landscape - Independent Peer Review Report, Matthew Pullinger Architect, 13/12/19 Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR)	Refer to above The UDDR included an independent review to address the requirements of this condition (UDDR Appendix 4.5). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Landscape Design				
B57	The **Revised Landscape Design Drawings** must demonstrate a design that generally incorporates the principles outlined in *Better Placed, Greener Places* and the *Green Grid* documents by the NSW Government Architect and the *Western Sydney District Plan* (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.	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)	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). 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 21.	Not triggered
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**.	Refer to evidence under Conditions B59 to B74	Refer to findings under CoC B59 to B74 no changes B58-B62	Not triggered
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)	The design aspect of this condition was satisfied in previous audit periods. No changes since the last audit. 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.	Compliant
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)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-GNK-LN-DWG-101-102). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021.	Compliant
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)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0100and 0110-0113, PIWW-GNK-LN-DWG-106). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 2021.	Compliant
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)	The UDDR was prepared to address the requirements of this condition (drawing set PIWW-RCG-AR-DWG-0100, 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.	Compliant
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.*	Site inspection12/03/2025 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 3.3, drawing set PIWW-RCG-AR-DWG-0100, PIWW-RCG-AR-DWG-0191, PIWW-GNK-LN-DWG-100-102 and 106). It was originally approved by the Department on 12/08/20 (refer Independent Audit No. 1). The revised UDDR was approved in November 21. 18m setback distances sighted in Moorebank Ave and car park	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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)	The UDDR was prepared to address the requirements of this condition (Appendix 4.3 – 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. Site canopy trees were along the noise wall on Bushmaster Avenue, sighted.	Compliant
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)	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. Refer to B41 (auditee indicates that this condition is not triggered because of the application of B41). B41: B1 complete, but B2 not yet as no additional clearing required Southern fill area for WH 9, 10 and 11 is completed, however is not topsoil and hydroseed, but it has been provided with polymer. The southern fill area is less than 65ha, therefore no permanent stabilisation required.	Not Triggered
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 Site inspection 13/03/2026	The batters around stormwater infrastructure are designed to meet the specifications in Condition B2 which (by extension) meet these requirements. Construction is ongoing. During the site inspection it was noted some batters with vegetation, refer to photos in Appendix E. All completed last audit period. Batters now in operational areas with the exception of northern area where Vaughan Civil is undertaking infrastructure works, all other perimeter batters have been stabilised previously with vegetation.	Compliant
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: *Eucalyptus crebra, Eucalyptus moluccana Eucalyptus amplifolia, Eucalyptus bosistoana, Eucalyptus eugenioides, Eucalyptus tereticornis, Eucalyptus punctate, Eucalyptus baueriana, Corymbia 62aculate, Angophora floribunda* and *Angophora bakeri*.	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 (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. WH1, 2, 5 and 6 5 had canopy trees, shrubs, sedges and ground covers and they are all juvenile. Refer to Appendix E.	Compliant
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	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. No change since the last audit and no additional landscaping during audit period.	Not triggered
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)	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.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Other perimeter fences are less than 1.2m and black colour (palisade) – photos at 5pm. No fences in place for on site detention, only substation fence steel fence on norther side of OSD5, not chain wire just wire through, it is black.	
B70	Boundary fencing design must allow for fauna movement where required under **Condition B152(b)**.	Site inspection 12/03/2026 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) 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	Refer to above 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. 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. Boundary fencing around the substation, the only perimeter fencing is around the substation managed by Vaughan Civil is transparent and black colour. The CFFMP was prepared to manage impacts on fauna during construction and was approved by the Department on 23/3/2020. CFFMP Revision O, dated 7/9/2022. No change since the last audit.	Compliant
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)	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. This is an operational requirement.	Not triggered
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)	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. Sighted canopy trees, refer to photos in Appendix E.	Compliant
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) Construction Certificate from McKenzie Group No. 190836/05, dated 19/10/2022, WH JR (WH5) includes carparking	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. Presented Construction Certificate from McKenzie Group No. 190836/05, dated 19/10/2022, WH JR (WH5). Colours observed mixing with surroundings.	Compliant
B74	Noise barriers must minimise visual and amenity impacts and be designed in accordance with the *Noise wall design guideline – Design guideline to improve the appearance of noise walls in NSW* (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)	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.	Compliant
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;	Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit).	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) planting schedule including tree and shrub species, expected mature height, planting densities and pot sizes; 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.	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 3.7, drawing set PIWW-GNK-LN-DWG-001, PIWW-GNK-LN-DWG-101-102, 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 21.	
Lighting				
B76	Operational lighting must: a) comply with the latest version of *AS 4282-1997 – Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and b) be designed to reduce light spill and be mounted, screened and directed in such a manner that 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)	No lighting installed during the audit period. Lighting previously installed by John Holland complies with Condition B76. 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.	Compliant
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;	Site inspection 12/03/2026 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)	Not observed during the audit site inspection. 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. WH6 entry points signage in place, they are facing north, no illuminated. Operational item, no warehouse signage built during audit period.	Compliant
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)	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. Less than 10%.	Compliant
Building Floor Levels				
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)	No warehouse constructed during audit period. 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.	Not triggered
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.	No warehouse constructed during audit period. 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.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter DPHI to SIMTA, 11/11/21 (approval of updated UDDR) SDDR – Appendix A updated 7/4/2021	SDDR – Appendix A updated 7/4/2021 Rainwater tank in place for WH1 – Refer to photo in Appendix E.	
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	No warehouse constructed during audit period. 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. Rainwater tank in place for WH1 – Refer to photo in Appendix E.	Not triggered
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.	Site inspection 13/03/2026	The scope of this audit is construction.	Not Triggered
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.*	BMD records on Beakon system: - Weekly Environmental Inspections for 21/03/2025; 04/04/2025; 8/05/2025; 19/06/2025; 17/07/2025; 14/08/2025; 11/09/2025; 23/10/2025 and 20/11/2025 - Toolbox Talk records 26/09/2025 Vaughan Civil: - Environmental inspection #2 reports (ENV-FM-002) 12/03/2026 - Toolbox Talk meeting 10/03/2026 - Photos from Vaughan dated 17/12/25 showing weed treatment MPWS2 SSD 7709 – ER Monthly Reports from Pitt & Sherry for: from Mar 2025 to January 2026	Weeds and pests form part of the inspection regimes on site and are reported by exception. CFFMP has been implemented. Sighted records from BMD weekly environmental inspections for 21/03/2025, 04/04/2025, 8/05/2025, 19/06/2025, 17/07/2025, 14/08/2025, 11/09/2025, 23/10/2025 and 20/11/2025; which included review and comments for pests, weed and biosecurity. Weekly inspection report on 14/8/25 indicated that lantana plants located at Main Compound and Lot100 evidence have been identified for removal, also the inspection on 20/11/25 indicated that fireweed identified in MAUW. A few isolated areas of fireweed. -Thistles still remain in OSD 3 footprint. Vaughan do inspections of their areas. Photos were provided showing weed treatment on 17/12/2025. In addition to the contractors' inspections, the ER monthly site inspection reports were sighted from Mar 2025 to January 2026. December 2025 report indicated that noxious weeds were present at: the eastern boundary of southern warehouse pads, the Vaughan Civil compound area, the western boundary of WH3 pad; WH4 pad stockpile, southern boundary of Pad N4, north boundary of WH pad 3, southern swale and pads, Lot100 with no actions had been taken to remove them, schedule to do 19/12/25. Noxious weeds at the sewer cross over / OSD 3 location, BMD compound southern batter adjacent to Bushmaster Avenue and the batter and adjacent track to DP10 were removed on 17/12/25. Noxious weeds at the Vaugh Civil Compound were removed on 22/01/26 and other weeds identified at the other locations in the December 2025 report were removed on 10/02/26.	Compliant
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**.	Interview with auditees 13/03/2026 Site inspection 13/03/2026	Road upgrades completed early 2026, operational intersection inspected during site inspection on 13/03/26. Practical completion not achieved yet but operational (allowed under the WAD), Practical	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Table 1: Required Upgrades and Specified Timing Requirements <table><tr><th>Upgrade</th><th colspan="3">Specified Timing Requirements</th></tr><tr><th></th><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>	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 MAAI upgrade works commence 28/6/2022. Email from TfNSW to Tactical re. WAD Clause 7.2 – design acceptance notification, 17/6/2022 Moorebank Intermodal Park, B84 Staging Report MPW Stage 2 (SSD 7709), 20/2/2025, Rev.6, MIP	completion certificates still not available as some minor admin aspects are yet to be. Defect correction still ongoing. Other relevant information to B84: 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. Moorebank Intermodal Park, B84 Staging Report MPW Stage 2 (SSD 7709) was updated on the 20/2/2025, Rev.6 prepared by MIP.	
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.	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P 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	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). 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.	Not triggered
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 Parking facilities Off-street car parking*, *AS2890.6-2009 Parking facilities Off-street parking for people with disabilities* and *AS2890.2-2002 Parking facilities Off-street commercial vehicle facilities for heavy vehicle usage*.	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) Construction Certificate from McKenzie Group No. 190835/02, dated 13/7/2021, WH JN (WH6) includes main carpark Construction Certificate from McKenzie Group No. 190836/05, dated 19/10/2022, WH JR (WH5) includes carparking	No lighting installed during the audit period. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). 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. Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Not triggered
B87	**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.**	Interview with auditees 13/03/2026 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	The Department approved revised Development Layout Drawings under Condition B2 on 29/05/20. The CoC B2 plans demonstrate that these services are *within* the verge. This information is also within the Condition B84 design that is being assessed by TfNSW. This assessment is ongoing. There is no timing on this requirement and design is not complete. 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	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		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	the Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022. No change during the audit period.	
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.** ***Note**: See also Condition B2(i)* and *B152(d)*	Interview with auditees 13/03/2026 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 Road realignment is underway under a separate approval, the southern end of Moorebank Road is not required, therefore this is not triggered.	Not Triggered
B89	Heavy vehicles used for haulage of imported fill or freight must not use Cambridge Avenue during construction and operation of the development.	Interview with auditees 13/03/2026 Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P Driver's code of conduct (within the CTAMP) Complaints Register, current to 24/02/2026 Moorebank Ave South (MAUW and MAAI), VMP, 30/04/2025, BMD Records for contractors sighted as follows: - Vaughan: Combined project induction, dated 20/02/2026 - Vaughan Induction Register sighted up to 12/3/2026 - BMD: Induction presentation (Nov 2024) in SharePoint - Induction Register from BMD, 21/02/2024	No import under MPW2 reported during the audit period. All movements for the purposes of fill were to and from M5. There is no need for movements from the south for import of fill. Driver's code of conduct (within the CTAMP) updated as part of the RFMA. BMD VMP 30/04/2025 is provided to contractors when they start on site. No complaints received regarding this requirement. BMD and Vaughan contractors provided evidence of project site inductions including traffic management, TMP, VMP, etc.	Not Triggered
B90	Access to the ABB site must be maintained throughout construction and operation of the development.	Site inspection 13/03/2026 Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P Complaints Register, current to 24/02/2026	Bapaume Avenue upgrade works have been completed and is now open. Access to ABB is through the Bapaume Ave. Main intersection has been opened since April 2024. Bapaume Avenue is out only, and its sign posted. No complaints received regarding this requirement. No change during the audit period.	Compliant
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.	Dilapidation Report, MPW S2 Bapaume Road, Craigmar Consulting, 03/09/19 Site inspection 13/03/2026 Stormwater Development Design Report (SDDR) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev C Complaints Register, current to 7/04/2026	No triggered for the audit period. No consultation required in period. The consultation records indicate ongoing consultation and updates on construction works were undertaken. Sighted consultation emails with ABB for the closure of Bapaume Road: e-mail dated 2/3/2023 re. Bapaume Road works – proposed detour and re-open information sent to ABB 1/5/2023. Note that works in Lot 100 are being delivered under SSD 5066. No complaints received from ABB during the audit period.	Not triggered

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.*	Site inspection 13/03/2026 Road Occupancy Licences (ROL) from TfNSW for March 2025 to March 2026 for various works Road Occupancy Permits from Liverpool City Council for Anzac Rd Post Switch Works for: - No.250/2024 E4 from 01/03/25 to 30/03/25 - No.250/2024 E5 from 01/04/25 to 30/04/25 - No.250/2024 E6 from 01/05/25 to 30/05/25 - No.250/2024 E7 from 05/06/25 to 05/07/25 - No.250/2024 E8 from 07/07/25 to 06/08/25 - No.250/2024 E9 from 07/08/25 to 07/09/25 - No.250/2024 E10 from 08/09/25 to 05/10/25 - No.250/2024 E11 from 06/10/25 to 31/10/25 - No.250/2024 E12 from 01/11/25 to 30/10/25 Road Occupancy Permit from Liverpool City Council No.31/2025 E4, 11/4/25 Road Occupancy and Standing Plant Permit from Campbelltown City Council, 15/01/2026	Public access on Moorebank Avenue remains consistent with that prior to the development. The only reduction on access was during OOHW at nighttime using traffic controllers. Moorebank Ave has not been closed and remains operational. If the road closes it will be under a ROL. ROLs were in place for BMD works (TfNSW approved), sample records as follows: - ROL No.2424626 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works 2aa road configuration - ROL No.2424850 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works – stop/slow control on Anzac Road, Bushmaster Ave & Moorebank Ave for electrical 33kV works - ROL 2424940 from 05/03/2025 to 05/04/2025 for Moorebank Avenue upgrade Bushmaster ARP4853 outage 1/2/3 D&D-BMD-TGS-196 - ROL 2430014 from 05/03/2025 to 05/04/2025 for Moorebank Avenue shoulder closures on Bapaume Road on new stage 2A road configuration TGS D&D-BMD-TGS-166-3 - ROL 2430140 from 05/03/2025 to 06/04/2025 for Moorebank Avenue Upgrade Works - Stop/Slow control on Anzac Road, Bushmaster Avenue & Moorebank Avenue for Electrical 33kV Works. No M5 impact. TGS D&D-BMD-TGS-200-1 & D&DBMD-TGS-200 - ROL 2445404 from 03/05/2025 to 01/06/2025 for Moorebank Avenue Upgrade Works – Lane closures - ROL 2472480 from 27/05/2025 to 01/07/2025 for Phase 3 Landscaping and maintenance Works - ROL 2501020 from 13/07/2025 to 18/07/2025 for TCS mast arm + lanterns install, removal of temporary light towers (ORCA) - ROL 2526382 from 01/09/2025 to 01/10/2025 for phase 04 median works - ROL 2497892 from 28/07/2025 to 31/08/2025 for Landscaping and watering - ROL 2545402 from 01/10/2025 to 01/11/2025 for Phase-04 access to south-west work area - ROL 2560424 from 24/10/2025 to 07/11/2025 for install guardrail, defects repairs and line marking at Anzac Rd - ROL No.2568788 from 08/11/25 to 19/12/25 for 33kV electrical conduits investigation and cable pulling works - ROL 2577876 from 01/12/2025 to 31/01/2026 for Phase-04 Landscaping and Footpath Works - ROL 2602082 from 01/02/2026 to 02/03/2026 for phase 04 median works Also, Road Occupancy Permits from Liverpool City Council sighted for Anzac Rd Post Switch Works: - No.250/2024 E4 from 01/03/25 to 30/03/25 - No.250/2024 E5 from 01/04/25 to 30/04/25 - No.250/2024 E6 from 01/05/25 to 30/05/25 - No.250/2024 E7 from 05/06/25 to 05/07/25 - No.250/2024 E8 from 07/07/25 to 06/08/25 - No.250/2024 E9 from 07/08/25 to 07/09/25 - No.250/2024 E10 from 08/09/25 to 05/10/25	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			- No.250/2024 E11 from 06/10/25 to 31/10/25 - No.250/2024 E12 from 01/11/25 to 30/10/25 Road Occupancy Permit from Liverpool City Council No.31/2025 E4 on 11/4/25 (18/3/25 contingency only) for Pavement work Road Occupancy and Standing Plant Permit from Campbelltown City Council, 15/01/2026 for installation of pump station and flood signage on Cambridge Ave, Glenfield.	
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.	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P Site inspection 13/03/2026 Complaints Register, current to 7/04/2026 Moorebank Ave South (MAUW and MAAI), VMP, 30/04/2025, BMD	The construction site is such that all these activities are contained to the site. No complaints received regarding this requirement. Design has been approved by TfNSW on 24/6/2022 – sighted Drawings from Northrop MAAI-NRP-CV-DWG-0000 to -8108. BMD provided evidence of project site inductions including traffic management VMP, dated 30/04/2025. During the site inspection it was noted that no obstructions were found to stop the vehicles entering the site. a) Signalised site and intersection d) All carried out on site. Vaughan Civil; all loading and unloading is done at the compound at the southern side and the substation. e) Not at operational phase. The rest is operational, design UDDR was approved.	Compliant
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.	Site inspection 13/03/2026 Construction Certificate 190359/03 (for roads drainage electrical), dated 10/03/21 Construction Certificate 190359/02 (stormwater and civils), dated 08/02/21 Traffic Control Signal Plan from DM Roads approved by TfNSW on 4/8/2022 TfNSW confirmed receipt required fees 30/6/2022. Drawings from Northrop MAAI-NRP-CV-DWG -0000 to -8108 were approved by TfNSW on 24/6/2022	Refer response to Condition B84. Design development drawings from Northrop MAAI-NRP-CV-DWG -0000 to -8108 have been approved by TfNSW. Traffic Control Signal from DM Roads approved by TfNSW on 4/8/2022 TfNSW confirmed receipt required fees 30/6/2022. Northrop Consulting Engineers Pty Ltd are an authorised and qualified practitioner – sighted in TfNSW website under 'Find a TAO'. No change during the audit period.	Compliant
B95	All documentation required under **Condition B94** must be sent to development.sydney@rms.nsw.gov.au.	Interview with auditees 13/03/2026	Required document was provided to TfNSW on the 24/6/2022. No change during the audit period.	Compliant
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**.	Interview with auditees 13/03/2026 TfNSW confirmed receipt required fees 30/6/2022. Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022 Progress claim payments from ESR to SMEC on WAD2 MAAI: - No.37, Jan 2025 - No.38, Feb 2025 Progress claim payments from ESR to SMEC on WAD1 MAUW: - No.49, Jan 2025	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. Evidence of progress claim payments from ESR to SMEC on WAD1 MAUW and WAD2 MAAI (Construction Verification) was presented. No change during the audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		- No.50, Feb 2025		
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 *Roads Act 1993* the parts of Lot 2 DP 1197707 (incorporating existing Moorebank Avenue) and any other land required to accommodate the road and 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 *Roads Act 1993* 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.	Interview with auditees 13/03/2026 Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD) Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022. Major Works Authorisation Deed (WAD) MAAI SYD12/00072/63, 6/10/2022.	WAD sighted Letter from TfNSW to LOGOS 1/7/2022 approval to commence construction of MAAI upgrade works commence 28/6/2022. The WAD was executed by TfNSW on the 16/6/2022. Major Works Authorisation Deed (WAD) MAAI SYD12/00072/63, 6/10/2022. No change all traffic during the audit period.	Compliant
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.	Interview with auditees 13/03/2026 Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD) Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022.	The WAD was executed by TfNSW on the 16/6/2022. Major Works Authorization Deed (WAD) MAAI SYD12/00072/63, 6/10/2022. Traffic signals on the west side are part of the road reserve, which is dedicated land (this reflected in the maps online). To do any work on that area a ROL is required, refer to B92 and B99.	Compliant
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.	Interview with auditees 13/03/2026 Road Occupancy Licences (ROL) from TfNSW for March 2025 to March 2026 for various works Road Occupancy Permits from Liverpool City Council for Anzac Rd Post Switch Works for: - No.250/2024 E4 from 01/03/25 to 30/03/25 - No.250/2024 E5 from 01/04/25 to 30/04/25 - No.250/2024 E6 from 01/05/25 to 30/05/25 - No.250/2024 E7 from 05/06/25 to 05/07/25 - No.250/2024 E8 from 07/07/25 to 06/08/25 - No.250/2024 E9 from 07/08/25 to 07/09/25 - No.250/2024 E10 from 08/09/25 to 05/10/25 - No.250/2024 E11 from 06/10/25 to 31/10/25 - No.250/2024 E12 from 01/11/25 to 30/10/25 Road Occupancy Permit from Liverpool City Council No.31/2025 E4, 11/4/25 Road Occupancy and Standing Plant Permit from Campbelltown City Council, 15/01/2026	ROLs were in place for BMD works (TfNSW approved), sample records as follows: - ROL No.2424626 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works 2aa road configuration - ROL No.2424850 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works – stop/slow control on Anzac Road, Bushmaster Ave & Moorebank Ave for electrical 33kV works - ROL 2424940 from 05/03/2025 to 05/04/2025 for Moorebank Avenue upgrade Bushmaster ARP4853 outage 1/2/3 D&D-BMD-TGS-196 - ROL 2430014 from 05/03/2025 to 05/04/2025 for Moorebank Avenue shoulder closures on Bapaume Road on new stage 2A road configuration TGS D&D-BMD-TGS-166-3 - ROL 2430140 from 05/03/2025 to 06/04/2025 for Moorebank Avenue Upgrade Works - Stop/Slow control on Anzac Road, Bushmaster Avenue & Moorebank Avenue for Electrical 33kV Works. No M5 impact. TGS D&D-BMD-TGS-200-1 & D&DBMD-TGS-200 - ROL 2445404 from 03/05/2025 to 01/06/2025 for Moorebank Avenue Upgrade Works – Lane closures - ROL 2472480 from 27/05/2025 to 01/07/2025 for Phase 3 Landscaping and maintenance Works - ROL 2501020 from 13/07/2025 to 18/07/2025 for TCS mast arm + lanterns install, removal of temporary light towers (ORCA) - ROL 2526382 from 01/09/2025 to 01/10/2025 for phase 04 median works - ROL 2497892 from 28/07/2025 to 31/08/2025 for Landscaping and watering - ROL 2545402 from 01/10/2025 to 01/11/2025 for Phase-04 access to south-west work area - ROL 2560424 from 24/10/2025 to 07/11/2025 for install guardrail, defects repairs and line marking at Anzac Rd - ROL No.2568788 from 08/11/25 to 19/12/25 for 33kV electrical conduits investigation and cable pulling works	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			- ROL 2577876 from 01/12/2025 to 31/01/2026 for Phase-04 Landscaping and Footpath Works - ROL 2602082 from 01/02/2026 to 02/03/2026 for phase 04 median works Also, Road Occupancy Permits from Liverpool City Council sighted for Anzac Rd Post Switch Works: - No.250/2024 E4 from 01/03/25 to 30/03/25 - No.250/2024 E5 from 01/04/25 to 30/04/25 - No.250/2024 E6 from 01/05/25 to 30/05/25 - No.250/2024 E7 from 05/06/25 to 05/07/25 - No.250/2024 E8 from 07/07/25 to 06/08/25 - No.250/2024 E9 from 07/08/25 to 07/09/25 - No.250/2024 E10 from 08/09/25 to 05/10/25 - No.250/2024 E11 from 06/10/25 to 31/10/25 - No.250/2024 E12 from 01/11/25 to 30/10/25 Road Occupancy Permit from Liverpool City Council No.31/2025 E4 on 11/4/25 (18/3/25 contingency only) for Pavement work Road Occupancy and Standing Plant Permit from Campbelltown City Council, 15/01/2026 for installation of pump station and flood signage on Cambridge Ave, Glenfield.	
B100	All works associated with signposting along Moorebank Avenue must be approved by RMS.	Interview with auditees 13/03/2026 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 ROL No. 2100346 works from 1/8/23 to 1/9/2023 Lead-in-lane closures	Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD). The design under Condition B84 has been approved. Drawings sighted.	Compliant
B101	The works associated with traffic signals and road upgrade works are to be designed and delivered at no cost to TfNSW or RMS.	Interview with auditees 13/03/2026 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	The design under Condition B84 was approved. The WAD has been executed. Noted - no cost to TfNSW or RMS.	Compliant
B102	The Applicant must pay all costs incurred by Council and/ or RMS in relation to public road dedication of Commonwealth owned land.	Interview with auditees 13/03/2026	The design under Condition B84 was approved. The WAD was executed. The development will pay for any costs associated with that.	Compliant
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.	Interview with auditees 13/03/2026 M5 Motorway Interface and Access Deed between Interlink Roads and LOGOS, 15/07/2022	M5 Motorway Interface and Access Deed between Interlink Roads and LOGOS (The trust Company Australia Limited), dated 15/07/2022. Nothing for this audit period.	Compliant
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 13/03/2026 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	The design under Condition B84 was approved. The WAD has been executed. Presented Letter from TfNSW dated 1/7/2022 with MAAI works approval to commence construction (WAD). 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.	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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).	Interview with auditees 13/03/2026 WAP No. 00127148 from Transurban, approved 30/9/2023 WAP No. 00131586 from Transurban, approved 15/3/2024 MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	Presented Work Authorization Permit (WAP) from Transurban/M5. Traffic control set ups and signage at M5 eastbound and westbound off ramps at Moorebank Avenue. One drain has been modified on RMS/TfNSW land. Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at northern Tie In requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3).	Complaint
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. ***Note**: Contact is to be made to Matthew Messina, Commercial Manager Motorway Partnerships and Planning on 02 8588 4119*	Interview with auditees 13/03/2026 WAP No. 00127148 from Transurban, approved 30/9/2023 WAP No. 00131586 from Transurban, approved 15/3/2024 MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	Presented Work Authorization Permit (WAP) from Transurban/M5 Motorway. Traffic control set ups and signage at M5 Motorway eastbound and westbound off ramps at Moorebank Avenue. One drain has been modified on RMS/TfNSW land. Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at northern Tie In requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3).	Complaint
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.	Interview with auditees 13/03/2026 WAP No. 00127148 from Transurban, approved 30/9/2023 WAP No. 00131586 from Transurban, approved 15/3/2024 MAAI Stormwater drainage at northern Tie In, SMEC, 13/10/2023	Presented Work Authorization Permit (WAP) from Transurban/M5 Motorway. Traffic control set ups and signage at M5 eastbound and westbound off ramps at Moorebank Avenue. One drain has been modified on RMS/TfNSW land. Approval from the PV (SMEC) who act on behalf of and communicate with TfNSW on site for MAAI Stormwater drainage at northern Tie In requested on the 13/2/2023, revised and approved on the 13/10/2023 (revision 3). When completing the Transurban/M5 induction no record of induction is provided on completion. However, the WAP includes a list of people authorised to work (i.e. inducted) on the M5 under that WAP. The WAP is completed online in Transurban's system and only allows inducted people to be selected. No work on M5 corridor	Compliant
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.	Interview with auditees 13/03/2026 Road Occupancy License (ROL) from TfNSW for March 2025 to March 2026 for various works (refer to B92)	Road Occupancy Licenses (ROL) have been in place for any works undertaken by BMD, TfNSW approved, sample records as follows: - ROL No.2424626 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works 2aa road configuration - ROL No.2424850 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works – stop/slow control on Anzac Road, Bushmaster Ave & Moorebank Ave for electrical 33kV works - ROL 2424940 from 05/03/2025 to 05/04/2025 for Moorebank Avenue upgrade Bushmaster ARP4853 outage 1/2/3 D&D-BMD-TGS-196 - ROL 2430014 from 05/03/2025 to 05/04/2025 for Moorebank Avenue shoulder closures on Bapaume Road on new stage 2A road configuration TGS D&D-BMD-TGS-166-3 - ROL 2430140 from 05/03/2025 to 06/04/2025 for Moorebank Avenue Upgrade Works - Stop/Slow control on Anzac Road, Bushmaster Avenue & Moorebank Avenue for Electrical 33kV Works. No M5 impact. TGS D&D-BMD-TGS-200-1 & D&DBMD-TGS-200 - ROL 2445404 from 03/05/2025 to 01/06/2025 for Moorebank Avenue Upgrade Works – Lane closures - ROL 2472480 from 27/05/2025 to 01/07/2025 for Phase 3 Landscaping and maintenance Works	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			- ROL 2501020 from 13/07/2025 to 18/07/2025 for TCS mast arm + lanterns install, removal of temporary light towers (ORCA) - ROL 2526382 from 01/09/2025 to 01/10/2025 for phase 04 median works - ROL 2497892 from 28/07/2025 to 31/08/2025 for Landscaping and watering - ROL 2545402 from 01/10/2025 to 01/11/2025 for Phase-04 access to south-west work area - ROL 2560424 from 24/10/2025 to 07/11/2025 for install guardrail, defects repairs and line marking at Anzac Rd - ROL No.2568788 from 08/11/25 to 19/12/25 for 33kV electrical conduits investigation and cable pulling works - ROL 2577876 from 01/12/2025 to 31/01/2026 for Phase-04 Landscaping and Footpath Works - ROL 2602082 from 01/02/2026 to 02/03/2026 for phase 04 median works	
B109	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	Interview with auditees 13/03/2026 Road Occupancy License (ROL) from TfNSW for March 2025 to March 2026 for various works (refer to B92)	Road Occupancy Licenses (ROL) have been in place for any works undertaken by BMD, TfNSW approved, sample records as follows: - ROL No.2424626 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works 2aa road configuration - ROL No.2424850 from 05/03/25 to 05/04/25 for Moorebank Ave upgrade works – stop/slow control on Anzac Road, Bushmaster Ave & Moorebank Ave for electrical 33kV works - ROL 2424940 from 05/03/2025 to 05/04/2025 for Moorebank Avenue upgrade Bushmaster ARP4853 outage 1/2/3 D&D-BMD-TGS-196 - ROL 2430014 from 05/03/2025 to 05/04/2025 for Moorebank Avenue shoulder closures on Bapaume Road on new stage 2A road configuration TGS D&D-BMD-TGS-166-3 - ROL 2430140 from 05/03/2025 to 06/04/2025 for Moorebank Avenue Upgrade Works - Stop/Slow control on Anzac Road, Bushmaster Avenue & Moorebank Avenue for Electrical 33kV Works. No M5 impact. TGS D&D-BMD-TGS-200-1 & D&DBMD-TGS-200 - ROL 2445404 from 03/05/2025 to 01/06/2025 for Moorebank Avenue Upgrade Works – Lane closures - ROL 2472480 from 27/05/2025 to 01/07/2025 for Phase 3 Landscaping and maintenance Works - ROL 2501020 from 13/07/2025 to 18/07/2025 for TCS mast arm + lanterns install, removal of temporary light towers (ORCA) - ROL 2526382 from 01/09/2025 to 01/10/2025 for phase 04 median works - ROL 2497892 from 28/07/2025 to 31/08/2025 for Landscaping and watering - ROL 2545402 from 01/10/2025 to 01/11/2025 for Phase-04 access to south-west work area - ROL 2560424 from 24/10/2025 to 07/11/2025 for install guardrail, defects repairs and line marking at Anzac Rd - ROL No.2568788 from 08/11/25 to 19/12/25 for 33kV electrical conduits investigation and cable pulling works	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			- ROL 2577876 from 01/12/2025 to 31/01/2026 for Phase-04 Landscaping and Footpath Works - ROL 2602082 from 01/02/2026 to 02/03/2026 for phase 04 median works	
B110	Access is denied across the M5 Motorway corridor boundary and all buildings and structures are to be located wholly within the freehold property.	Interview with auditees 13/03/2026	All works have been carried out within the construction boundary.	Not Triggered
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.** ***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.***	Interview with auditees 13/03/2026 CTAMP, LOGOS, Rev. Q, 18 November 2024	Chatham Road was closed, and Bapaume Avenue has been opened, and access was sighted during the site inspection. However, this condition refers to operational access. Access is now through the Main Intersection and Bapaume is the exit. 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.	Not Triggered
Road Safety Audit				
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.	Site inspection 13/03/2026 Road Safety Audit, Arrb6c, 19/07/2020 Moorebank Avenue, Anzac Road (MAAI) Works – Phase 4, post-Opening Road Safety Audit Report, July 2025 from SAMSA Consulting Transport Planning & Traffic Engineering	The Road Safety Audit identifies the requirements from this condition, being for heavy vehicle movements, vehicle swept paths and for motorists and construction vehicle movements. It was prepared by a suitably qualified person and considers road safety issues. A Road Safety Audit was undertaken on 28/7/2025 the report was presented: Moorebank Avenue, Anzac Road (MAAI) Works – Phase 4, post-Opening Road Safety Audit Report, July 2025 from SAMSA Consulting Transport Planning & Traffic Engineering. Report indicates that the audit purpose was to identify any road safety-deficient features and road safety risks of the recently opened road section; 13 recommendations were made.	Compliant
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.	Site inspection 13/03/2026 Moorebank Avenue, Anzac Road (MAAI) Works – Phase 4, post-Opening Road Safety Audit Report, July 2025 from SAMSA Consulting Transport Planning & Traffic Engineering	A Road Safety Audit was undertaken on 28/7/2025 the report was presented: Moorebank Avenue, Anzac Road (MAAI) Works – Phase 4, post-Opening Road Safety Audit Report, July 2025 from SAMSA Consulting Transport Planning & Traffic Engineering. Report indicates that the audit purpose was to identify any road safety-deficient features and road safety risks of the recently opened road section; 13 recommendations were made.	Compliant
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.***	Site inspection 13/03/2026 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	The development is in construction. Sighted Design Road Safety Audit for WH6. 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. *Note from auditee: The is a note condition which advises that on completion of B84 RSO are no longer required prior to occupation of any warehouse. It has just recently been completed (albeit no PC as yet), this applies to future warehouses.*	Complaint
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.**	Interview with auditee 12/03/2026 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	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 Sansa related to Moorebank Avenue, includes the corrective actions (closed on the 25/3/24). Actions	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		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	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. *Note from auditee: The is a note condition which advises that on completion of B84 RSO are no longer required prior to occupation of any warehouse. It has just recently been completed (albeit no PC as yet), this applies to future warehouses.*	
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.**	Site inspection 13/03/2026	The development is in construction; intersection is not open yet. No triggered *Note from auditee: The is a note condition which advises that on completion of B84 RSO are no longer required prior to occupation of any warehouse. It has just recently been completed (albeit no PC as yet), this applies to future warehouses.*	Not Triggered
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.	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2, SIMTA, 30/1/2020 Letter DPIE to SIMTA, 23/04/20 CTAMP updated on the 18/11/24 (Rev. Q) approved by DPHI on 21/1/2025	The CTAMP was prepared in accordance with this condition (Section 1.4, Appendix B). Prepared by qualified consultant and consultation was undertaken. The Department approved the CTAMP on 23/04/20, which was prior to construction. CTAMP was updated Rev. P. Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. P, 7/2/2024. Aconex Ref. No. ASPENV-TRNASMIT-00065 dated 20/2/2024 sending CTAMP to JWP and Qube so they issued it to the contractors. No change during the audit period.	Compliant
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; 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.	CTAMP updated on the 18/11/24 (Rev. Q) Letter from DPHI dated 21/1/2025 with approval for the CTAMP Rev. Q	The CTAMP was prepared in accordance with Condition C1 and this condition: a) Section 3.3 b) Section 3.2 c) Section 3.2 d) Section 3.4. CTAMP updated on the 18/11/24 (Rev. Q) approved by DPHI on 21/1/2025. Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. Q, 21/1/25 No change during the audit period.	Compliant
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.	Site inspection 13/03/2026 Complaints Register, current to 24/02/2026 Road Occupancy License (ROL) from TfNSW for March 2025 to March 2026 for various works (refer to B92)	Site inspection confirmed this. No issues observed. There have been no road closures (full) of Moorebank Avenue under SSD 7709. OOHW is managed through traffic controllers. No complaints received during the audit period regarding this requirement. ROLs were in place for BMD works for March 2025 to March 2026 for various works (refer to B92).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B116	All construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P Site inspection 13/03/2026 Complaints Register, current to 24/02/2026	All vehicles are able to enter the site prior to stopping. Bapaume Rd set up enables for this for LV and HV vehicles. BMD access is for light vehicles only. No issues observed. No complaints received during the audit period regarding this requirement. There is a signalised intersection.	Compliant
B117	All vehicles must enter and leave the site in a forward direction.	Site inspection 13/03/2026	All vehicles are able to enter and leave the site in a forward direction. Bapaume Road set up enables for this for LV and HV vehicles. BMD access is for light vehicles only. No issues observed during the site audit.	Compliant
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.	Site inspection 13/03/2026	Outside audit scope.	Not Triggered
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.	Site inspection 13/03/2026	Outside audit scope.	Not Triggered
Biannual Trip Origin and Destination Report				
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.	Site inspection 13/03/2026	The development is in construction	Not Triggered
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;**	Site inspection 13/03/2026	The development is in construction	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.**			
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.**	Site inspection 13/03/2026	The development is in construction	Not Triggered
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.**	Site inspection 13/03/2026	The development is in construction	Not Triggered
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 implemented. The Applicant must implement the measures required by the Planning Secretary within such period as the Planning Secretary may specify.**	Site inspection 13/03/2026	The development is in construction.	Not Triggered
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.	Site inspection 13/03/2026 Occupation Certificate from McKenzie Group OC NO. 190835/06, dated 2/8/2023 for Building JN (Warehouse 6) Occupation Certificate from McKenzie Group OC NO. 190835/07, dated 23/8/2023 for Building JN (Warehouse 6) 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) 23/01/2025, re: Revised Workplace Travel Plan (WTP) Condition A42(c)	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. DPHI, in correspondence dated 23/01/2025, acknowledged receival of the revised WTP, revised due to MOD3 determination and operational changes and endorsed by the ER and containing the information required by the relevant CoA. Note: The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
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.	Site inspection 13/03/2026	The development is in construction. This requirement is addressed in the Plan in Table 3-1.	Not Triggered
B123	The Applicant and each occupant/operator must implement the most recent version of the Workplace Travel Plan for the duration of the development.	Site inspection 13/03/2026	Plan will be implemented during the operations phase; at the moment no warehouses are in operation.	Not Triggered
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.	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 13/12/2023 Rev. P CTAMP updated on the 18/11/24 (Rev. Q) approved by DPHI on 21/1/2025 CTAMP Appendix C Letter from DPHI dated 19/2/2024 with approval for the CTAMP Rev. Q, 21/1/25	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Drivers Code of Conduct is within Appendix C of the CTAMP. CTAMP updated on the 18/11/24 (Rev. Q) approved by DPHI on 21/1/2025. .	Not triggered
Noise and Vibration				
Construction Hours of Work				
B125	The Applicant must comply with the hours detailed in **Table 2**. **Table 2: Hours of Work** Activity: Construction — Day: Monday – Friday, Saturday — Time: 7 am to 6 pm, 8 am to 1 pm	CEMP 18/11/2024 Rev. U, MIP CNVMP, Renzo Tonin, 18/11/2024, Rev.18 OOHW Requests: - No.72, 03/04/2025 - No.73, 21/03/2025 - No.74, 20/06/2025 - No.76, 01/09/2025 - No.78, 07/01/2026 https://moorebankintermodalprecinct.com.au/community/news/ Vaughan: Combined project induction, dated 20/02/2026 Vaughan Induction Register sighted up to 12/3/2026 BMD: Induction presentation (Nov 2024) in SharePoint Induction Register from BMD, 21/02/2024	Construction hours are identified in the CNVMP. Construction hours are within the project documentation and communicated to the workforce. The CNVMP from Renzo Tonin was reviewed on the 18/112024 Rev.18. There were no external (ER or DPHI) approvals of OOHWs required for the period based on the level of risk of the OOHWs. OOHW only required by BMD The following low risk OOHW were carried out during the audit period: - OOHW Request No.072, 03/04/2025 for MAAI for Moorebank Ave for MAAI Shutdown weekend to complete asphalt relaying in preparation for traffic switch. Dates 11/4/25 to 14/4/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight)) - OOHW Request No.073, 21/03/2025 for MAAI for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/4/25 to 30/6/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm. - OOHW Request No.074, 20/06/2025 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/7/25 to 30/9/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight) - OOHW Request No.076, 01/09/2025 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/10/25 to 19/12/25 – nights from 6pm to 5am; Saturdays from	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight) - OOHW Request No.078, 07/01/2026 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 10/01/26 to 31/03/26 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight). Contractor inductions include details for construction hours as follows: - BMD: Induction presentation (Nov 2024) in SharePoint includes in slide 83 the construction hours. - Vaughan: Combined project induction dated 20/02/2026 includes construction hours info in slide 76.	
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.* ***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.*	Site inspection 13/03/2026 Interview with auditees 13/03/2026 https://moorebankintermodalprecinct.com.au/community/news/	BMD induction indicates limitations on high noise generation activities. OOHW Request No.072, 03/04/2025 for MAAI for Moorebank Ave for MAAI Shutdown weekend to complete asphalt relaying in preparation for traffic switch. Dates 11/4/25 to 14/4/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight).	Compliant
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.	CEMP 18/11/2024 Rev. U, MIP CNVMP, Renzo Tonin, 18/11/2024, Rev.18 https://moorebankintermodalprecinct.com.au/community/news/ OOHW Requests: - No.72, 03/04/2025 - No.73, 21/03/2025 - No.74, 20/06/2025 - No.76, 01/09/2025 - No.78, 07/01/2026	Development hours are included in the project documentation and communicated to the workforce. No DPHI approvals, all self-approved based on level of risk in accordance with the OOHW Protocol. Sighted 5 OOHW carried during the audit period; OOHW are identified, appear justifiable and tracked. The following OOHW were carried out during the audit period: - OOHW Request No.072, 03/04/2025 for MAAI for Moorebank Ave for MAAI Shutdown weekend to complete asphalt relaying in preparation for traffic switch. Dates 11/4/25 to 14/4/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight) - OOHW Request No.073, 21/03/2025 for MAAI for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/4/25 to 30/6/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm. - OOHW Request No.074, 20/06/2025 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/7/25 to 30/9/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight) - OOHW Request No.076, 01/09/2025 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/10/25 to 19/12/25 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight)	Compliant

<table>
<tr><th>Unique ID</th><th>Compliance requirement</th><th>Evidence collected</th><th>Independent Audit findings and recommendations</th><th>Compliance Status</th></tr>
<tr><td></td><td></td><td></td><td>- OOHW Request No.078, 07/01/2026 for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 10/01/26 to 31/03/26 – nights from 6pm to 5am; Saturdays from 7am to 8pm and 1pm to 6pm; and Sunday 12 (midnight) – 12 (midnight).
CNVIS were prepared for all the OOHW sighted.
The auditee noted that ESR coordinated delivery of OOHW notifications. BMD provide information and map, ESR execute delivery of notification. Notifications are available on the project website.</td><td></td></tr>
<tr><td>B128</td><td>Blasting is not permitted on the site.</td><td>Site inspection 13/03/2026</td><td>There is no need for blasting on the development.</td><td>Not Triggered</td></tr>
<tr><td colspan="5">Noise Wall</td></tr>
<tr><td>B129</td><td>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).</td><td>Site inspection 13/03/2026</td><td>During the site inspection the noise wall was sighted.</td><td>Complaint</td></tr>
<tr><td colspan="5">Hours of Operation</td></tr>
<tr><td>B130</td><td>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></td><td>Site inspection 13/03/2026</td><td>The development is currently in the construction phase.</td><td>Not Triggered</td></tr>
<tr><td colspan="5">Intermodal Terminal Operational Noise Limits</td></tr>
<tr><td>B131</td><td>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)<table><tr><th>Location (residential receivers)</th><th>Day $L_{Aeq,15\ minute}$</th><th>Evening $L_{Aeq,15\ minute}$</th><th>Night $L_{Aeq,15\ minute}$</th><th>Night LAFmax Sleep Arousal Screening Level</th></tr><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></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:</td><td>Site inspection 13/03/2026</td><td>The development is currently in the construction phase.</td><td>Not Triggered</td></tr>
</table>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	i. **wind speeds of up to 3 m/s at 10 m above ground level; or** ii. **'F' atmospheric stability class.**			
Operation of Rail Terminal, Locomotives and Wagons				
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.	Site inspection 13/03/2026	The development is currently in the construction phase.	Not Triggered
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.	Site inspection 13/03/2026	The development is currently in the construction phase.	Not Triggered
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).	CNVMP, Renzo Tonin, 18/11/2024, Rev.18 Letter of approval from DPHI 21/1/2025	The CNVMP was prepared to address this condition. The CNVMP was approved by the Department prior to construction. CNVMP was updated on 18/11/2024 Rev.18	Compliant
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	CNVMP, Renzo Tonin, 18/11/2024, Rev.18 Letter of approval from DPHI 21/1/2025 Point Source Noise Monitoring Check Sheet, 28/09/2025 from BMD	The CNVMP was prepared to address Condition C1 and this condition: a) Figure 3 b) Section 4.4.3; Table 30 c) Section 2.3.1 d) Section 4.2, 4.3.1, 4.3.2 e) Section 4.4.4, Table 30 f) Sections 4.5, 4.6, Tables 34, 36 g) Section 4.4.1.2m Appendix A The CNVMP was approved by the Department on 07/02/20. CNVMP was updated on 18/11/2024 Rev.18 During the audit period a record of attended noise monitoring from BMD titled Point Source Noise Monitoring Check Sheet was sighted, dated 28/09/2025. This was carried out at 10.35pm, 11.04pm, 10.10pm during the out of hours work (No.074) for Moorebank Ave for investigation and installation of utilities in Bapaume Road, Moorebank Ave, Bushmaster Ave and Anzac Ave. Dates 1/7/25 to 30/9/25.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	iii. include proposed notification arrangements.			
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).	Site inspection 13/03/2026	The development is currently in the construction phase.	Not Triggered
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**.	Site inspection 13/03/2026	The development is currently in the construction phase.	Not Triggered
Mechanical Plant and Other Noisy Equipment Monitoring				
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**.	Site inspection 13/03/2026 Noise assessment report for Warehouse 6 (JN) - 18/10/2021. Noise assessment report for Warehouse 5 (JR) - 21/12/2021 Consultant Advice Note from DDEG for Mechanical Equipment Assessment for Warehouse N1 and N2, 6/7/2023	Not triggered for audit period. The Woolworths warehouse 5 and 6 have been completed. Noise assessment report for Warehouse 6 (JN) was submitted to the Department in accordance with Condition C11 on 18/10/2021. Concrete and steel works for Warehouse 6 completed. Noise assessment report for Warehouse 5 (JR) was submitted to the Department in accordance with Condition C11 on 21/12/2021. Concrete and steel works for Warehouse 5 completed. Presented Consultant Advice Note from DDEG for Mechanical Equipment Assessment for Warehouse N1 and N2, 6/7/2023 indicating that the proposed mechanical plant associated with Warehouse N1 and N2 will comply with the noise criteria. Submission of this document to DPHI was made on the 18/3/2024. Note: The Applicant indicated that an attempt to upload this to the portal was made prior construction of the warehouse, however, the portal was down. Then the document was loaded to the portal on the 18/3/2024. No new warehouses or noise assessments during the audit period.	Not Triggered
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	Site inspection 13/03/2026	The development is in construction. WH1 and 2 are not operational / occupied.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	Consultant Advice Note from DDEG for Mechanical Equipment Assessment for Warehouse N1 and N2, 6/7/2023	Whilst WH6 is not operational but is partially occupied WH6 is not occupied for its intended use. The partial occupation is for commissioning/construction. The warehouse plant and equipment are not fully operating at this point in time. Hence, cannot verify the noise predictions.	
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.	Site inspection 13/03/2026	Not triggered, scope of audit is construction.	Not Triggered
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 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: i. 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 ii. 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	Site inspection 13/03/2026	Scope of audit is construction	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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: i. outlining and justifying the application of the approach to "sustained" exceedance having regard to the number of observed exceedances ii. the identification of the likely source(s) of the residual noise impact; iii. an assessment of the significance of the LAFmax noise level events in accordance with Section 2.5 of the NPfI; iv. an assessment of the significance of the residual noise impacts in accordance with Table 4.1 of Section 4 of the NPfI; v. 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; vi. any further feasible and reasonable transmission pathway noise mitigation measures which are capable of being adopted to reduce residual noise impacts; vii. 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; viii. 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; ix. 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: i. liaise with identified owners of properties; ii. provide the owners with a copy of the Proposal for At Property Noise Mitigation Plan for their respective property; iii. 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; iv. 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 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			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	Site inspection 13/03/2026	Scope of audit is construction.	Not Triggered
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.	Site inspection 13/03/2026	Scope of audit is construction.	Not Triggered
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.*	Site inspection 13/03/2026	Scope of audit is construction.	Not Triggered
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.	MPWS2 Aboriginal Archaeological Salvage Strategy, Artefact, 14/01/2020	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Strategy was prepared prior to works under SSD 7709 and the consultation records are included in the document.	Not triggered
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.	Care Agreement Heritage NSW, 07/09/2020	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Care Agreement, prepared by Heritage NSW, identifies the process that was executed for the removal and storage of the scar tree portions and the consultation undertaken, as well as the long-term storage.	Not triggered
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.	MPWS2 Aboriginal Archaeological Salvage Strategy, Artefact, 14/01/2020 MA10 and MA14 Clearance Report, Biosis, 16/10/2020	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Salvage Strategy was prepared in consultation with the RAPs. The Biosis Clearance Report confirms completion of salvage in accordance with the Salvage Strategy. Staged salvage of MA10 and part of MA14 (note part of the MA14 is within the biobanking area and remains undisturbed).	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	MPWS2 Aboriginal Archaeological Salvage Strategy, Artefact, 14/01/2020 MA10 and MA14 Clearance Report, Biosis, 16/10/2020 Final Aboriginal Heritage Compliance Report, Artefact, 30/8/2023 Submission to DPHI on the 27/6/2023 Submission to RAP on the 15/6/2023 Submission to OEH on the 30/8/2023 Submission to LCC on the 27/6/2023	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Aboriginal artefact burial occurred during 13/02/2023. Report prepared by the Artefact consulting on the 30/8/2023.	Not triggered
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.	Interview with auditees 13/03/2026 Aboriginal Cultural Heritage Management Plan, 15/07/20, Artefact Letter DPIE to SIMTA, 20/10/20	No unexpected finds for Aboriginal items have been identified by the auditees during the audit period.	Not Triggered
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 Parities 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.	Interview with auditees 13/03/2026 Aboriginal Cultural Heritage Management Plan, 15/07/20, Artefact Letter DPIE to SIMTA, 20/10/20	No unexpected finds for Aboriginal items have been identified by the auditees during the audit period.	Not Triggered
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.	Interview with auditees 13/03/2026 Artefact report 18/6/2024 re. MPW Stage 2 unexpected historical heritage find Email Aspect to Heritage NSW (OEH), 19/6/24 and 1/7/2024 re. Unexpected Find notification Emails to LCC, 11/07/24, 19/07/24, 19/09/24 and 15/10/24 re. MAAI Unexpected Heritage stave pipe Letter from DCCEEW to Aspect, 8/8/24 re. notification for S146 Discovery of Relic Email from OEH to Aspect, 23/7/24 re. Notification for S146 Discovery of Relic Notification Lodgement confirmation – ID 6668: Notification for s146 Discovery of Relic Notification, 8/8/24 Letter Aspect to DPHI, 19/6/24 re. Unexpected Find notification (B150) Post Approval Form SSD-7709-PA-340, 20/7/2024 Email Aspect to City of Liverpool District Historical Society, 20/6/24 re. Unexpected Find notification	Not triggered in this audit period. On the main intersection an unexpected historical heritage relic was found in last audit period. During excavation works, the unexpected heritage relic (wood Stape pipe) was identified on 24/5/2024 on the corner of Moorebank Avenue and Anzac Road. In accordance with Condition B150, Artefact Heritage and Environment (Artefact) were subsequently engaged to undertake a site inspection and prepare an unexpected find report. The report was completed on the 18/6/2024. An exclusion zone was established, then the relic was removed and salvaged for the Council/museum. The archaeologist completed the assessment, issued a section 146 notification (which was approved by OEH), consulted with the local heritage society, and obtained approval from DPHI to remove the relic and give to Council. The relic find delayed the development for about 4 months. a) Works ceased immediately and the item was barricaded to prevent any impacts occurring. b) A notification to the OEH was sent on the 11/7/2024 via email indicating that The Moorebank Ave Anzac Rd Intersection (MAAI) project has encountered an unexpected heritage wooden stave pipe along Moorebank Ave. The heritage consultant attend site to survey and document the find and prepared a report detailing the findings and how future works will be carried out if other pipes are encountered in line with our approved conditions of consent and the development unexpected finds protocol. c) Report was prepared by Artefact on the 18/6/2024 and initial notification of the unexpected heritage find were made to DPHI	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Aspect to Liverpool City Council, 18/6/24 re. Unexpected Find notification	on the 19/6/24, LCC on the 11/7/24, OHE on the 19/6/24 and 11/7/24 and local history society on the 20/6/2024. d) No strategy was required. None in this period	
B151	Work in the immediate vicinity of the find may only recommence on the advice of the project archaeologist.	Interview with auditees 13/03/2026 and 12/03/2025 Artefact report 18/6/2024	Refer to above Artefact report dated 18/6/2024 was presented, the removal of the wooden stave pipe was monitored by the project archaeologist. In the report it was recommended to start working around it if the exclusion zone was maintained. The item was removed and salvage for the Council/museum.	Not triggered
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 *A review of koala tree use across New South Wales* (OEH 2018); b) identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the Intermodal Precinct area and with other core koala habitat areas (i.e. to the south and to the west along Georges River); c) include commitment to retain Koala use trees on site in line with phased earthworks (see e.g. **Condition B40**); d) include details of structures to eliminate barriers to movement (presented by fences, roads, drainage culverts or pits, rail lines and the like) for koalas and other native fauna likely to use the site or habitat corridor; e) include details on koala habitat rehabilitation/ restoration within the identified habitat corridors; and f) include other measures to minimise the risk of harm to koalas.	Moorebank Precinct West Stage 2 Koala Management Plan (KMP), Cumberland Ecology, 12/03/2020 Nearmap review (2020 – 2021)	A KMP was prepared by qualified ecologists to satisfy this condition: a) Sections 2.7, 4.1, 7.1, 7.2, 7.3 b) Section 7.4 c) Section 7.2.1 d) Sections 7.4, 8.3.5 e) Sections 7.2.1, 7.2.2, 7.2.3, 8.3.5 f) Sections 8.3.1 - 8.3.6 The KMP was approved by the Department on 04/05/20. The clearing reports and Nearmap aerial photos indicate that clearing occurred after the date of approval of the KMP. No clearing during the audit period.	Compliant
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.	Site inspection 13/03/2026 Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2 18/11/2024, Rev. Q Approval from DPHI 23/1/2025 MPW Sitewide Aerial Overlay, Integral Surveys, 23/04/21 Post clearing report from Narla Environmental dated Feb 2023. MPWS2 SSD 7709 – ER Monthly Reports from Pitt & Sherry from Mar 2024 to Jan 2025	Exclusion fencing was sighted during the inspection. The ER did not raise issues regarding clearing beyond boundaries. The total vegetation cleared has been estimated using survey and GIS. The area cleared for across MPW (capturing MPW1, MPW2 and MPE2 clearing) is estimated to be 42.593ha. IN the previous audit BMD presented - Clearing of trees from Narla (Ecologist) Environmental Post clearing report dated Feb 2023. No vegetation has been cleared for the audit period. Sighted MPWS2 ER Monthly Reports from Pitt & Sherry from Mar to December 2024 and January 2025. No issues raised. No clearing during audit period, clearing complete in previous audit periods	Compliant
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.	Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2 18/11/2024, Rev. Q Approval from DPHI 23/1/2025	The CFFMP was prepared to satisfy this condition (section 1.4) and was approved by the Department on 23/3/20. The CFFMP was updated on the 18/11/2024, Rev. Q. No other vegetation has been cleared for the audit period.	Compliant
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.	Construction Flora and Fauna Management Plan (CFFMP) Moorebank Precinct West Stage 2 18/11/2024, Rev. Q Approval from DPHI 23/1/2025	The CFFMP was prepared to satisfy Condition C1 and this condition: a) Section 3.3 b) Section 3.3 c) Section 3.3, Appendix B The CFFMP was initially approved by the Department on 23/3/20 and DPHI Approval 2/5/2023 for Rev. O.	Compliant

<table>
<tr><th>Unique ID</th><th>Compliance requirement</th><th>Evidence collected</th><th>Independent Audit findings and recommendations</th><th>Compliance Status</th></tr>
<tr><td></td><td>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.</td><td></td><td>The CFFMP was updated on the 18/11/2024, Rev. Q. Approval from DPHI received on the 23/1/2025.
No change during the audit period.</td><td></td></tr>
<tr><td>B156</td><td>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.</td><td>Interview with auditee 13/3/2026</td><td>No clearing conducting during audit period.</td><td>Not Triggered</td></tr>
<tr><td>B157</td><td>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 NSW Biodiversity Offsets Policy for Major Projects (OEH 2014).
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 (Persoonia nutans)</td><td>16</td><td>1,232</td></tr>
<tr><td>Hibbertia puberula subsp. puberula</td><td>2 ha</td><td>80*</td></tr>
<tr><td>Small-flower Grevillia (Grevillea parviflora subsp. parviflora)</td><td>333</td><td>4,662</td></tr>
<tr><td>Koala (Phascolarctos cinereus)</td><td>42.69 ha</td><td>1,110</td></tr>
</table>
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.</td><td>Biobanking agreement, NSW OEH, 26/11/19
Memo, Arcadis to DPIE, 11/12/2019
Permit to Clear MAAI from BMD</td><td>This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit).
Biobanking retirement memorandum, prepared by Arcadis describes how the development has retired the biobanking offset requirements for SSD 7709 and other projects. It includes consultation with the Department on inclusion from the other projects.
The OEH biobanking agreement from 26/11/19 confirms the retirement.</td><td>Not triggered</td></tr>
<tr><td>B158</td><td>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.</td><td>Biobanking agreement, NSW OEH, 26/11/19
Memo, Arcadis to DPIE, 11/12/2019
Permit to Clear MAAI from BMD</td><td>Refer to above
Biobanking retirement memorandum, prepared by Arcadis describes how the development has retired the biobanking offset requirements for SSD 7709 and other projects). It includes consultation with the Department on inclusion from the other projects.
The OEH biobanking agreement from 26/11/2019 confirms the retirement.
No change during the audit period.</td><td>Not triggered</td></tr>
<tr><td>B159</td><td>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.</td><td>Interview with auditees 13/03/2026</td><td>No new native flora and fauna (not already identified / considered in the EIS) has been identified by the auditees.
No change during the audit period.</td><td>Not Triggered</td></tr>
<tr><td colspan="5">Operational Flora and Fauna Management</td></tr>
</table>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Interview with auditees 13/03/2026	The scope of this audit is construction.	Not Triggered
Contamination and Remediation				
Site Auditor				
B161	Prior to the commencement of any works, the Applicant must engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* NSW Site Auditor Scheme.	Memorandum SIMTA to MIC, 26/05/16	James Davis was engaged in 2016. James Davis continued as site auditor during the audit period	Compliant
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.	Email, Tactical to EPA 09/11/20 Interview with auditees 12/03/2025	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). On 9 November 2020 all the files were issued to the EPA. The Auditor is not aware of any response from the EPA in relation to this condition.	Not triggered
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.	Site Audit Statement, SSD 7709, James Davis, 24/11/20 Long-Term Environmental Management Plan, EP Risk, 01/12/2020 Email, SIMTA to EPA, 24/11/20 Georgiou's induction and notice board	Previously the Auditor requested a copy of the document/s that support the Development's position that there is no off-site risk posed by PFAS contamination. The auditees provided the following response: *EnRiskS (2019) has prepared an off-site 0way Human Health and Ecological Risk Assessment that has been provided to the Site Auditor. The Site Auditor has reviewed the EnRiskS (2019) report and provided his review and the EnRiskS (2019) report to the EPA. This is a Commonwealth Controlled report permission is required before it can be released. However, this is indirectly covered off in the LTEMP consultation log. The LTEMP was provided to the EPA.* The LTEMP details measures to manage PFAS impacted materials and waters on the development, but it does not present details on the level of risk to off-site receptors due to PFAS contamination. The SSD 7709 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, EP Risk, 01/12/20, and the Contamination Management Plan, EP Risk, 08/11/20. No Remediation Action Plan was deemed to be required by the Contaminated Site Auditor (indicating that there are no unacceptable human health / ecological risks present). The Site Audit Statement and associated information have been issued to the EPA. No potential new risks to off-site receptors have been identified. No PFAS on Lot 100. Stockpiles are under Richard Crook Constructors RCC management are outside of the SSD MPWS2 scope.	Not Triggered
Contamination in Vegetated Areas				
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	Contamination Management Plan Moorebank Precinct West, EP Risk, 30/07/20 Post clearing report from Narla Environmental dated Feb 2023. 7 habitat trees were cleared on 8, 9, and 11 of February 2023. Narla (Ecologist) clear weeds, 1/3/24	A Contamination Management Plan (CMP) was prepared to satisfy condition C1 and this condition: a) Section 5, Appendices D and E b) Section 5, Appendices D and E c) The CMP was provided to the Contaminated Sites Auditor as part of the SSD 7709 Site Audit Statement application. The CMP was approved by the Department in October 2020. Vegetation clearing on SSD 7709 commenced in December 2020.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.		No clearing during this audit period. Habitat trees were cleared in Feb 2023. Also clear of weeds was done on the 1/3/24 by Narla (Ecologist). Nothing else has been cleared after that.	
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.	Contamination Management Plan Moorebank Precinct West, EP Risk, 30/07/20 CoC B154 Clearing Permit, Georgiou, no date. Post Clearing Report, Narla, February 2021 Ecological Consultants Australia report, 23/02/21 Pre-clearing Survey Report for MPW-MAAI from Narla environmental dated 2/9/2021 (version 1.0) Post clearing report from Narla Environmental dated Feb 2023. 7 habitat trees were cleared 8th, 9th, and 11th of Feb 2023. Narla (Ecologist) clear weeds, 1/3/24 Permit to clear checklist – 100sqm	A Contamination Management Plan was prepared to satisfy CoC C1 and this condition: d) Section 5, Appendices D and E e) Section 5, Appendices D and E f) The CMP was provided to the Contaminated Sites Auditor as part of the SSD 7709 Site Audit Statement application. The CMP was approved by the Department in October 2020. Vegetation clearing on SSD 7709 commenced in December 2020. Not triggered during the audit period.	Not Triggered
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.	Site Audit Statement, SSD 7709, James Davis, 24/11/20 Site Audit Statement, SSD 5066, James Davis, 18/09/20 Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025 Letter DPHI to SIMTA, 24/03/21 (DPHI acceptance that no RAP required). Daily Load Docket from Load&Go for: 06/05/2025, 07/05/2025, 09/05/2025 Benedict Recycling dockets for 6/5/25, 7/5/25 Docket from Glenfield Waste Services, 9/5/25 (GSW – Asbestos) NSW EPA Approved Asbestos Waste Receiving Facility from Load & Go, 9/5/25	The SSD 5066 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, ER Risk, 02/09/20, and the Contamination Management Plans, EP Risk, 30/07/20 and 08/11/20. Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination present in vegetated areas. No RAP was deemed to be required by the Contaminated Site Auditor. The SSD 7709 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, EP Risk, 01/12/20, and the Contamination Management Plan, EP Risk, 08/11/20. Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination present in vegetated areas. No RAP was deemed to be required by the Contaminated Site Auditor. This was agreed to by the Department. Five stockpiles of ACM from Lot100 disposed during reporting period. Disposal dockets were sighted from Load & Go.	Compliant
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:	Letter Enviroview (James Davis) to Tactical, 22/09/20 Site Audit Statement, SSD 5066, James Davis, 18/09/20: Enviroview Pty Ltd [James Davis Site Auditor]. *Site Audit Report and Site Audit*	Not triggered for current period. State 1 SAS and validation report prepared in 2020	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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).	*Statement, Stage 1 Early Works (Land Preparation Works – Demolition and Remediation), Moorebank Precinct West, Moorebank Intermodal and Logistics Park (MLP), Moorebank Avenue, Moorebank, NSW.* (Report Ref.: 600099_0301-1613-7). 18 September 2020. SAS # 0301-1613-7 MPW Supplementary Validation Report, JBS&G, 25/09/20		
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).	Email SIMTA to Certifier, 24/11/20 Email SIMTA to EPA, 23/11/20 DPIE post approval portal lodgement 20/11/20	Refer to above.	Not triggered
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 *NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017*, 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, 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.	Site Audit Statement, SSD 7709, James Davis, 24/11/20: Enviroview Pty Ltd [James Davis Site Auditor]. *Site Audit Report and Site Audit Statement, Stage 1 Early Works (Land Preparation Works – Demolition and Remediation), Moorebank Precinct West, Moorebank Intermodal and Logistics Park (MLP), Moorebank Avenue, Moorebank, NSW.* (Report Ref.: 600099_0301-1613-7). 18 September 2020. SAS # 0301-1613-7 Letter DPHI to SIMTA, 24/03/21 (DPHI acceptance that no RAP required) Letter DPHI to SIMTA, 28/01/22 (notice of breach of B169 and B171 (failure to submit SASs as per the timing in the relevant conditions), as well as reference to commencing construction without necessary approvals having been in place) Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025	The SSD 7709 Site Audit Statement certifies that the site is fit for use (commercial / industrial) subject to implementation of the Long-Term Environmental Management Plan, EP Risk, 01/12/20, and the Contamination Management Plan, EP Risk, 08/11/20. Both those documents address the proposed approaches for managing residual contamination including PFAS, unexpected finds and contamination present in vegetated areas. No RAP was deemed to be required by the Contaminated Site Auditor. This was agreed to by the Department. The warning notice 28/1/22 for breach of Condition B169 due to the Site Audit Statement and Site Audit Report having been submitted after the commencement of construction on SSD 7709 was closed during this audit. During the audit period the following SAR and SAS were received: - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025.	Compliant
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.	Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025.	The Site Audit Statement is reportedly not staged.	Compliant
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 *NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017*, which demonstrates the site is suitable for its intended land uses under MPW Stage 2 SSD 7709.	Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025.	During the audit period the following was received: - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview. - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Post Approval Form SSD-7709-PA-404 (submission) SAS & SAR – Part Lot 5, 31/03/2025 Letter from DPHI 17/4/25 acknowledging the SAS and SAR for Part Lot 5 submitted on 31/3/25	The Post Approval Form SSD-7709-PA-404 (submission) SAS & SAR – Part Lot 5 dated 31/03/2025 was sighted along with the letter from DPHI 17/4/25 acknowledging the SAS and SAR for Part Lot 5 submitted on 31/3/25. The SAS for the balance of Part Lot5, has not yet been issued as the site has not been filled. It is unlikely that the SAS will identify residual issues, hence, it is unlikely that an LTEMP is required.	
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.	Long-Term Environmental Management Plan (LTEMP), EP Risk, 27/11/20 Email, SIMTA to EPA, 24/11/20 DPIE post approval portal lodgement 24/11/20 Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025.	The LTEMP was prepared, addressing the requirements of Condition C1 and this condition: a) submitted to the identified stakeholders in November. Construction commenced on 01/12/20. b)i) Appendix C b)ii) Appendix D b)iii) no containment cell proposed, note Appendix H b)iv) no containment cell proposed, note Appendix H b)v) Section 5, Appendix D b)vi) Section 5, Appendix D b)vii) Appendix F b)viii) Appendix D. Each of the SAS described above included a copy of the LTEMP. During the audit period the following was received: - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025. The SAS provided does not have a LTEMP requirement. No LTEMP issued during the audit period. The auditee noted that only a small portion of Part Lot 5 (Lot100) has been issued with a SAS, as per the evidence above. There are no residual contamination issues, hence the SAS did not require ongoing management, and therefore no LTEMP was required.	Compliant
B173	The LTEMP must be registered on the title to the land.	Long-Term Environmental Management Plan (LTEMP), EP Risk, 27/11/20 Interview the auditees 13/3/2026	Section 1.4 of the LTEMP identifies the need for it to be registered to the title of the land. The LTEMP/s will be registered to the warehouse lots following subdivision (as required). The LTEMP has not been registered on title yet (Note that MPW is leased by ESR from the land title holder – Commonwealth Government) See above	Not Triggered
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.	Unexploded Ordinance Management Plan, GTek Australia, 08/11/19 Defence explosives ordinance plane, webpage visited.	UXO EO EOW protocols are within the Contamination Management Plan. It was prepared by GTek, which is a consultant entity listed on the Defence panel. No change during the audit period.	Compliant
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.	CEMP 18/11/2024 Rev. U, MIP	The unexpected find protocol is within Appendix D of the CEMP. No change during the audit period.	Compliant
Hazards and Risks				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B176	**The total quantities of dangerous goods present at any time within the development and transport movements to and from the development must be kept below the screening threshold quantities and movements listed in the Department's *Hazardous and Offensive Development Guidelines Applying SEPP 33* (January 2011) with the exception of dangerous goods storage at the Warehouse JR and JN Distribution Precinct.** **SSD-7709-Mod-3**	Interview the auditees 13/3/2026	Dangerous goods on site associated with construction are negligible. This condition appears to relate to operations. No change during the audit period.	Not Triggered
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.**	Interview the auditees 13/3/2026	The scope of this audit is construction. Warehouses 5 and 6 are completed. WH6 is not storing any dangerous goods above the maximum storage quantities. Note: Gas cylinders storage area is not located within internal warehouse area due to fire hazard/risk, instead are stored under building awnings which are well ventilated/not in an enclosed area and out of direct sunlight and hazardous chemical storage cabinet located externally to building. Refer to photos in Appendix E.	Not Triggered
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 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.**	Interview the auditees 13/3/2026	This is an operational requirement. Note: Details for the Fire Safety Study and Final Hazard Analysis for JN and JR Warehouses were addressed in IA4 and the Operational audit.	Not Triggered
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 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.**	Site inspection 13/03/2026 Post Approval form re. submission of Warehouse Operations Emergency Plan (WOEP), 22/03/2023	This is an operational requirement. In a 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). Warehouses 5 and 6 are completed but not operational yet. This is an operational requirement.	Not Triggered
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**	Interview the auditees 13/3/2026	This is an operational requirement, not triggered by this audit.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
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.**	Refer to responses to B176B – B176D	Refer to responses to Condition B176B – B176D.	Not Triggered
B177	The Applicant (the operator/ occupant of each premises) must store and handle all chemicals, fuels and oils, including Dangerous Goods as defined in the *Australian Code for the Transport of Dangerous Goods by Road & Rail*, in accordance with: a) the requirements of all relevant Australian Standards; and b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participant's Manual if the chemicals are liquids. In the event of an inconsistency between the requirements listed above in (a) and (b), the most stringent requirement must prevail to the extent of the inconsistency.	Interview the auditees 13/3/2026	This is an operational requirement, not triggered by this audit.	Not Triggered
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**	Interview the auditees 13/3/2026	This is an operational requirement, not triggered by this audit.	Not Triggered
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**.	Interview the auditees 13/3/2026	This is an operational requirement, not triggered by this audit. This requirement and all the above are operational.	Not Triggered
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 *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	Interview with auditees 13/03/2026 BMD: Environmental Waste Disposal Register – last entry 28/11/25 Daily Load Docket from Load&Go for: 06/05/2025, 07/05/2025, 09/05/2025 Benedict Recycling dockets for 6/5/25, 7/5/25 Docket from Glenfield Waste Services, 9/5/25 (GSW – Asbestos) NSW EPA Approved Asbestos Waste Receiving Facility from Load & Go, 9/5/25 Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025	Material has either been classified or is pre-classified under the Waste Classification Guidelines. Offsite disposal of material is limited. Records indicate that auditees understand that wastes are being directed to facilities lawfully permitted to receive it. BMD presented evidence for recording the waste material, as follows: - Environmental Waste Disposal Register – last entry 28/11/25 - Daily Load Docket from Load&Go for: 06/05/2025, 07/05/2025, 09/05/2025 - Benedict Recycling dockets for 6/5/25, 7/5/25 - Docket from Glenfield Waste Services, 9/5/25 (GSW – Asbestos) - NSW EPA Approved Asbestos Waste Receiving Facility from Load & Go, 9/5/25 - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025	Compliant
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.	Interview with auditees 13/03/2026 BMD Environmental Waste Disposal Register – last entry 28/11/25 Daily Load Docket from Load&Go for: 06/05/2025, 07/05/2025, 09/05/2025 Benedict Recycling dockets for 6/5/25, 7/5/25 Docket from Glenfield Waste Services, 9/5/25 (GSW – Asbestos) NSW EPA Approved Asbestos Waste Receiving Facility from Load & Go, 9/5/25	Material has either been classified or is pre-classified under the Waste Classification Guidelines. Offsite disposal of material is limited. Records indicate that wastes are being directed to facilities lawfully permitted to receive it. The Contractors presented evidence for recording the waste material, as follows: BMD: - Environmental Waste Disposal Register – last entry 28/11/25 - Daily Load Docket from Load&Go for: 06/05/2025, 07/05/2025, 09/05/2025 - Benedict Recycling dockets for 6/5/25, 7/5/25	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025 Vaughan Civil: Material Export Tracking Register, Sep 24 to April 26 Vaughan Civil Waste and Recycling Tonnage Report, March 2026	- Docket from Glenfield Waste Services, 9/5/25 (GSW – Asbestos) - NSW EPA Approved Asbestos Waste Receiving Facility from Load & Go, 9/5/25 - Site Audit Report for Part Lot 5, MLP, Moorebank Ave, March 2025 from Enviroview - Site Audit Statement (SAS) from NSW EPA, for Part Lot 5, MLP, Moorebank Ave, 31/03/2025 Vaughan Civil advised that no spoil was removed off site from its works at the MPW2. Waste generated by Vaughan Civil is detailed in the report "Vaughan Civil: Waste and Recycling Tonnage Report, Sep 2024 to April 26 from Austip Recycling". Timber and metal were the most common wastes generated at the site. The report shows that most material was recycled and diverted from landfill	
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 12/03/2025	The development is in construction. Waste facilities are in place, but it is managing privately (Veolia and Bingo) not Council. No new warehouses constructed during audit period, Waste servicds not provided by council, not triggered	Not Triggered
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.	Interview with auditees 12/03/2025	This is an operational requirement, not triggered by this audit. Operational	Not Triggered
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.	Interview with auditees 12/03/2025	There is no concrete batching.	Not Triggered
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.	Interview with auditees 12/03/2025	There is no concrete batching.	Not Triggered
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.	Construction Environmental Management Plan Moorebank Precinct West Stage 2 (CEMP) 18/11/24, Rev. U Construction Noise and Vibration Management Plan (CNVMP), Renzo Tonin, 18/11/2024 (Rev. 18)	No changes to CEMP during current audit period, not triggered The CEMP Rev. U include mitigation, monitoring and management procedures for plant and equipment and makes references to the CNVMP which in Section 4.5 and 4.6 include measure to minimise environmental and amenity impacts to address this condition.	Not triggered
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 13/03/2026	The scope of this audit is construction. No triggered	Not Triggered

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.	BMD Records: - 22 Tonne excavator Komatsu: Risk Management Report 17/11/2025; Pre-site acceptance checklist 18/11/2025; Service checklist 27/09/2025 - Franna AT40: service record 9/7/2025; risk management report 14/01/2026; pre-site acceptance checklist 14/08/2025 Vaughan Civil: - VC162 14T Excavator, plant service report 17/2/2026; risk management report 20/11/2023; - Vac Truck VC111, plant service report 12/07/2025; risk management report 8/11/2023	Not triggered, operational Evidence demonstrates that the plant and equipment on site are checked and maintained. Operators are properly trained and ticketed. Plant and equipment records provided by BMD and Vaughan Civil as follows: - BMD record for 22 tonne excavator (Komatsu): risk management report 17/11/2025; pre-site acceptance checklist 18/11/2025 and service checklist 27/09/2025. - BMD record for Franna AT40: service record 9/7/2025; risk management report 14/01/2026; pre-site acceptance checklist 14/08/2025. - Vaughan Civil: VC162 14T Excavator, plant service report 17/2/2026; risk management report 20/11/2023; - Vaughan Civil: Vac Truck VC111, plant service report 12/07/2025; risk management report 8/11/2023	Not triggered
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 SSD-7709-PA-380 Vaughan: Combined project induction, dated 20/02/2026 BMD: Induction presentation (Nov 2024) in SharePoint	The Bushfire Risk Management Plan identifies the location of the APZ (Figure 3-3). It is not within the riparian zone. Bushfire risk is communicated to the workforce though the site induction. No issues identified by the auditees.	Compliant
B190	The entire site must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of the *Planning for Bush Fire Protection* (RFS, 2006) and the NSW Rural Fire Service's document *Standards for asset protection zones*.	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024 SSD-7709-PA-380 Vaughan: Combined project induction, dated 20/02/2026 BMD: Induction presentation (Nov 2024) in SharePoint	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. Bushfire risk is communicated to the workforce. No issues identified by the auditees. Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) updates included the RFMA and admin changes. Approved by DPHI on 4/12/2024. BMD: Induction presentation and Beakon system slide (100) on bushfires, some toolbox talks about surrounding fires.	Compliant
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 SSD-7709-PA-380	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The Bushfire Risk Management Plan identifies the location of the APZ and IPAs and they do not impact the Offset Area. Bushfire risk is communicated to the workforce. No issues identified by the auditees.	Not triggered
B192	Public road access must comply with section 4.1.3(1) of *Planning for Bush Fire Protection* (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. Bushfire risk is communicated to the workforce. No issues identified by the auditees.	Compliant
B193	The provision of water, electricity and gas must comply with section 4.1.3 of *Planning for Bush Fire Protection* (RFS, 2006).	Bushfire Risk Management Plan, SIMTA, 18/11/2024 (Rev. G) DPHI letter of approval, 4/12/2024	These designs are within Section 3 of the Bushfire Risk Management Plan.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		SSD-7709-PA-380	Bushfire risk is communicated to the workforce. No issues identified by the auditees.	
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 *Australian Standard AS3745 2010 Planning for Emergencies in Facilities* and include details of: a) assembly points and evacuation routes; b) evacuation and refuge protocols; and c) awareness training for employees and contractors.	Construction Emergency Response Plan, 18/11/24 Rev. K Logos Emergency Response Plan 7/6/2024, Rev.1 Site inspection 13/03/2026 BMD: Induction presentation and Beakon system Induction presentation (Nov 2024) in SharePoint Site Emergency exercise (Moorebank compound Lot 100, Gate 1 and MPE) conducted 04/06/2025 from BMD Vaughan Civil Project induction, site specific induction Rev. F 12/3/2026	This condition was satisfied in previous audit periods. No changes since the last audit. Condition not triggered during current audit period (refer to text below from last audit). The CERP was prepared and addresses the information from this condition. The ER confirms its adequacy. Drills have been conducted for MPW2 for a fire and for flooding, however the drill requirements are relevant to all types of events (including floods). The following records from the Contractors were sighted: - BMD: Induction presentation and Beakon system slide (100) on bushfires. Last site emergency exercise was carried out on the 04/06/2025 and it was a full site evacuation bomb threat drill exercise covering Moorebank compound Lot 100, Gate 1 and MPE - Vaughan project induction, site specific induction Rev. F (traffic and vehicle mgt, site rules, waste mgt, sediment controls, emergency, etc.). Construction Emergency Response Plan, 18/11/24 Rev. K. Submission of the updated plan was made on the 26/11/2024.	Not triggered
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.	Site inspection 13/03/2026 Construction Emergency Response Plan, 18/11/24 Rev. K	The Bushfire Emergency and Evacuation Management Plan is part of the Construction Emergency Response Plan 18/11/24 Rev. K section 4.4 and 4.11. It covers construction related aspects. An operational plan will be prepared and submitted prior to commencement of operations.	Not Triggered
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**.	Site inspection 13/03/2026 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	Warehouse 6 has been occupied, sighted Post Approval submission for B196 on the 17/4/23. The following statement were received during the audit period: - 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	Compliant
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:	Construction Environmental Management Plan (CEMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev U, 18/11/2024 Construction Noise and Vibration Management Plan (CNVMP) SSD 7709	The CEMP and associated sub-plans form a suite of documents that when combined address all the requirements of this condition. The Department approved the CEMP, the SWMP, the ASSMP, the CTAMP, the CNVMP, and the CMP prior to commencement of construction. Letters of approval from DPHI to SIMTA were recorded in previous audits. Sub-plans were submitted to the DPHI 17/12/2021 and	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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*	Moorebank Logistic Park Precinct West, Costin Roe, Rev 18, 18/11/2024 Construction Traffic and Access Management Plan (CTAMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev Q, 18/11/2024 Construction Air Quality Management Plan (CAQMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev 18, 12/12/2024 Construction Flora and Fauna Management Plan (CFFMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev Q, 18/11/2024 Letter from DPHI with approval for the: - CEMP Rev U, 21/01/2025 - CTAMP Rev Q, 21/01/2025 - CNVMP Rev 18, 21/01/2025 - CFFMP Rev Q, 23/01/2025	approved on the 18/3/2022. Sighted approval letter from DPHI to Aspect dated 18/3/2021. The SWMP, ASSMP dated 30/01/2020 and CMP dated 30/07/20 from EP Risk did not require any updates during the audit period. CEMP Rev U, CTAMP Rev Q and CNVMP Rev 18 were updated in November 2024 and the CAQMP Rev.18 was updated in December 2024. Letter from DPHI dated 21/01/2025 with approval for all the Plans was sighted. CFFMP Rev. Q was updated in November 2024. Letter from DPHI dated 23/01/2025 with approval for that Plan. No plans updated during the audit period.	
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.	Letter DPIE to SIMTA, 23/01/20 CEMP 18/11/2024 Rev. U, MIP Letter from DPHI with approval for the CEMP Rev U, 21/01/2025	The Department approved the CEMP on 23/01/20 and the updated CEMP in late 2021. CEMP Rev U was updated in November 2024. Letter from DPHI dated 21/01/2025 with approval for the Plan.	Compliant
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**).	Construction Noise and Vibration Management Plan (CNVMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev 18, 18/11/2024 Construction Traffic and Access Management Plan (CTAMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev Q, 18/11/2024 Construction Air Quality Management Plan (CAQMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev 18, 12/12/2024 Construction Flora and Fauna Management Plan (CFFMP) SSD 7709 Moorebank Logistic Park Precinct West, Costin Roe, Rev Q, 18/11/2024 Letter from DPHI with approval for the: - CTAMP Rev Q, 21/01/2025 - CNVMP Rev 18, 21/01/2025 - CAQMP Rev. 18, 21/01/2025 - CFFMP Rev Q, 23/01/2025	Each of the documents listed were prepared in accordance with the conditions listed and approved by the Department prior to commencement of construction. CTAMP Rev Q and CNVMP Rev 18 were updated in November 2024 and the CAQMP Rev.18 was updated in December 2024. Letter from DPHI dated 21/01/2025 with approval for all the Plans was sighted. OOHW is part of CNVMP, no changes required; the Unexpected Finds protocol is part of the CEMP, which was updated last year, content of the UEP did not change. CFFMP Rev. Q was updated in November 2024. Letter from DPHI dated 23/01/2025 with approval for that Plan. The SWMP, ASSMP dated 30/01/2020 and CMP dated 30/07/20 from EP Risk did not require any updates during the audit period. No plans updated during the audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C4	The Applicant must: c) not commence construction of the development until the CEMP is approved by the Planning Secretary; and d) 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.	Interview with auditees 13/03/2026 CEMP 18/11/2024 Rev. U, MIP BMD records on Beakon system: - Weekly Environmental Inspections for 21/03/2025; 04/04/2025; 8/05/2025; 19/06/2025; 17/07/2025; 14/08/2025; 11/09/2025; 23/10/2025 and 20/11/2025 - Toolbox Talk records 26/09/2025 Vaughan Civil: - Environmental inspection #2 reports (ENV-FM-002) 12/03/2026 - Toolbox Talk meeting 10/03/2026	The Department approved the CEMP on 23/01/2020. Construction commenced 02/12/20. CEMP last updated during November 2024; CEMP Rev. U dated 18/11/24 approved by DPHI. Evidence indicates that construction is being carried out in accordance with the CEMP and sub-plans. CEMP section 4.2.2 requires inspections to be carried out weekly by the contractors. Rainfall and pre-shutdown inspections have been undertaken by the contractors and inspection reports maintained. The following evidence from the contractors on the implementation of the CEMP was sighted: BMD records on Beakon system sighted for: - Weekly Environmental Inspections for 21/03/2025; 04/04/2025; 8/05/2025; 19/06/2025; 17/07/2025; 14/08/2025; 11/09/2025; 23/10/2025 and 20/11/2025 - Toolbox Talk records 26/09/2025 Vaughan Civil: - Environmental inspection #2 reports (ENV-FM-002) 12/03/2026 - Toolbox Talk meeting 10/03/2026 No reportable incidents or non-compliances associated with the CEMP implementation during the audit period. **Observation**: A large stockpile in Lot 100 was observed with signs of erosion (Photo 7 in Appendix C). **Recommendation**: Implement erosion control measures at the stockpile **Completed action**: Controls installed after the inspection. CPESC to monitor (Photo 7b in Appendix C) **Observation**: Erosion and sediment controls downslope of the substation's electrical feeder line works require upgrading (Photo 20 in Appendix C). **Recommendation**: Implement erosion and sediment control measures downslope of the substation's electrical feeder line works **Completed** action: The sediment fence installed prior to rainfall. The attached images provided by the auditee show the sediment fence in, they also show that the batter has been cut and stabilised with hydroseed. (Photo 20b in Appendix C)	Compliant
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.	Interview with auditees 13/03/2026	The development is currently in the construction phase.	Not Triggered
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**);	Interview with auditees 13/03/2026	The development is currently in the construction phase.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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**).			
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).	Interview with auditees 13/03/2026	The development is currently in the construction phase.	Not Triggered
Revision of Strategies, Plans and Programs				
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.	Independent Audit IA5, WolfPeak, 2/4/25 Notification to DPHI, 30/4/2025 re. MPW2 re. review of CEMP and subplans Notification to DPHI, 30/4/2025 re. MPW2 re. review of CEMP and subplans completed with no material updates required Post Approval Form SSD-7709-PA-416, 05/05/2025 Email from DPHI, 6/5/25 re. acknowledge of receipt C8, no comments.	a) No incidents under SSD 7709 were reported. b) The fifth Independent Audit was completed on 2/4/25 and submitted to DPHI on 1/5/2024 c) No Modifications d) It is understood that there have been no directions have been received by the Department relating to reviews. Notification of review of CEMP and sub-plans was sent to DPHI on the 30/04/2025 and after IA5 report dated 2/4/2025. Presented DPHI acknowledgment email on the 6/5/25 and Post Approval Form SSD-7709-PA-416, 5/5/2025.	Compliant
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.*	Interview with auditees 13/03/2026 Independent Audit IA5, WolfPeak, 2/4/25 Notification to DPHI, 30/4/2025 re. MPW2 re. review of CEMP and subplans Notification to DPHI, 30/4/2025 re. MPW2 re. review of CEMP and subplans completed with no material updates required Post Approval Form SSD-7709-PA-416, 05/05/2025 Email from DPHI, 6/5/25 re. acknowledge of receipt C8, no comments.	Notification of review of CEMP and sub-plans was sent to DPHI on the 30/04/2025 and after IA5 report dated 2/4/2025. Presented DPHI acknowledgment email on the 6/5/25 and Post Approval Form SSD-7709-PA-416, 5/5/2025. Notification of review of CEMP and sub-plans after Mod-3 was sent to DPHI on the 17/10/24 and after IA4 sent to DPHI on the 22/5/2024.	Compliant
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**.	Interview with auditees 13/03/2026 BMD Incident Register, current to 21/11/25	No notifiable incidents under SSD 7709 during the audit period. BMD presented their incident register current to 21/11/25. Some incidents were recorded in Oct and Nov 2025 but were classified as not notifiable under the SSD.	Not Triggered
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.	Interview with auditees 13/03/2026 Independent Audit IA5, WolfPeak, 2/4/25 Submission of the IA5 to the DPHI, 30/4/2025 Letter from Aspect to DPHI, 30/4/2025 re. response to findings in audit report (IA5)	No non-compliances were identified during the audit period. The non-compliances identified on the IA5 regarding conditions A7 and A37 were self-reported non-compliances, and as such, were communicated to DPHI at the time they occurred.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		and response to report will be published in the development website		
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.	Interview with auditees 13/03/2026	No non-compliances were identified during the audit period. The non-compliances identified on the IA5 regarding conditions A7 and A37 were self-reported non-compliances, and as such, were communicated to DPHI at the time they occurred.	Not Triggered
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 13/03/2026	No notifiable incidents during this audit period.	Not Triggered
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.	Compliance Monitoring and Reporting Program, SIMTA, 15/01/20 CCR8 (June 2024 to Nov 2024), 11/06/2025 Notification of publication of CCR8 to DPHI, dated 15/07/2025 Notification to Certifier CCR8 dated 15/07/2025 CCR9 (Dec 2024 to May 2025) dated 11/11/2025 CCR9 submission to DPHI 3/03/26 Notification of publication of CCR9 to DPHI, dated 11/03/2026 Notification to Certifier CCR9 dated 11/03/2026	The CMRP and first CCR were prepared in accordance with the Departments CRPAR and submitted to the Department as per the specified timeframes. Both are available on the Development website. Evidence was presented for the following reports which were prepared in accordance with the condition. Both CCRs are available on the development website. - CCR8 (June 2024 to Nov 2024) dated 11/06/2025. Notification of publication of CCR8 to DPHI, dated 15/07/2025. Notification to Certifier CCR8 dated 15/07/2025 - CCR9 (Dec 2024 to May 2025) dated 11/11/2025. Notification of publication of CCR9 to DPHI, dated 11/03/2026. Notification to Certifier CCR9 dated 11/03/2026 CCR 8 was submitted to the Department on 12 June 2025. CCR 9 was submitted to the Department on 3/03/2026	Compliant
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.	Interview with auditees 13/03/2026	The development is currently in the construction phase.	Not Triggered
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.	Moorebank Park West Stage 2 – SSD 7709 Independent Audit Program, Rev 2, WolfPeak, 18/11/19 Email Certifier to SIMTA, 10/02/20 (Audit Program) Post Approval Portal Snapshot 21/02/20	The Audit Program was prepared in accordance with the IAPAR. Evidence shows that it was submitted to the Certifier and DPIE prior to construction.	Compliant
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).	Letter DPHI to Aspect, 18/02/2026 approval of auditors Independent Audit Report Moorebank Intermodal Precinct West Stage 2 – SSD 7709, WolfPeak, 2/4/2025	The lead auditors for MPWS2 were approved by DPHI on 18/02/2026. Previously auditors for MPWS2 were approved on 30/01/2023. This audit was conducted in accordance with the IAPAR and the Audit Program.	Compliant
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.	Interview with auditees 13/03/2026 Independent Audit Report IA5 Moorebank Intermodal Precinct West Stage 2 – SSD 7709, WolfPeak, 2/4/2025 Submission of the IA5 to the DPHI, April 2025 Letter from Aspect to DPHI, 30/4/2025 re. response to findings in audit report (IA5) and response to report will be published in the development website	The fifth Independent Audit was completed on 2/04/2025. Project records indicate that IA5 was submitted to DPHI in April 2025, and that the response to the findings of IA5 was submitted to DPHI and the Certifier on 30/04/2025. Site inspection was completed 6/3/3025. Both the Audit Report and the Applicant Response to Audit Report (IA5) were sighted in the Development website. Publication was notified 30/4/2025 to DPHI through the letter from Aspect.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Submission of the IA5 response to the Certifier, 30/04/2025		
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.	Interview with auditees 13/03/2026	The development is currently in the construction phase. Part of the site is operational and was subject an independent audit (WolfPeak, 11/11/2025)	Not Triggered
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.*	Dust Deposition Summary Report from SERS for: - 13/03/25 – 28/03/25 - 28/03/25 – 29/04/25 - 29/04/25 – 02/06/25 - 02/06/25 – 10/07/25 - 10/07/25 – 11/08/25 - 19/09/25 – 08/10/25 - 03/10/25 – 03/11/25 - 03/11/25 – 08/12/25 - 08/12/25 – 16/01/26 Independent Audit Report IA5 Moorebank Intermodal Precinct West Stage 2 – SSD 7709, WolfPeak, 2/4/2025 EPL 21054 Monitoring data report from 3/6/24 to 2/6/25 by Aspect	The monitoring reports and records sighted for dust were presented and indicate that the relevant and current standards are being applied. The fifth audit have been conducted in accordance with ISO 19011 and the IAPAR. Dust Deposition results for were presented from March 2025 to January 2026. The auditee noted that the Summary of monitoring results for 2025 for Moorebank Intermodal Precinct – West Precinct Stage 2 and Stage 3 is currently under review by ESR, draft not completed. Annual reporting requirements are in accordance with the EPL, sighted EPL 21054 Monitoring data report from 3/6/24 to 2/6/25 by Aspect. This is published in the Precinct Wide Approvals under Environmental Licenses. The report indicates that criteria has been exceeded few times. Turbidity exceedances at DP3 on 6/6/24; DP5 17/7/24; DP7 06/06/24 and DP8 06/06/24 (outside of the audit period). Also, PFOS exceedances at DP4 on 19/2/25 and DP5 28/11/24 (outside of the audit period). The report concluded that except for the exceedances identified, the compliance obligations of the Licensee regarding Discharge Point monitoring have been satisfactorily executed.	Compliant
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; 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	https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/ https://moorebankintermodalprecinct.com.au/community/news/ https://moorebankintermodalprecinct.com.au/community/ https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/ Complaints Register, current to Feb 2025 CCR8 (June 2024 to Nov 2024), 11/06/2025 CCR9 (Dec 2024 to May 2025) dated 11/11/2025 Independent Audit Report IA5 Moorebank Intermodal Precinct West Stage 2 – SSD 7709, WolfPeak, 2/4/2025 Applicant Response to IA5 published, 30/5/2025	The Development website contains: a)i) The EIS, and associated information including the approved drawings and plans. a)ii) The SSD and EPBC Act approval: a)iii) Each of the approved strategies plans and programs (CCS, CEMP and sub-plans, LTEMP, CMP). a)iv) There is no staging a)v) Minutes of the CCC meetings a)vi) and vii) CCR is posted (#08 and #09). Summary of monitoring results (annual) for 2023 and 2024 published. Note: The 2025 summary of monitoring report still in draft and is yet to be finalised. a)viii) Development works updates a)ix) Contact details a)x) Complaints register (under development-wide documents) a)xi) Compliance Reports posted, sighted CCR #8 and CCR #9 a)xii) IA5 audit report and Applicant Response published (30/4/25) a)xiii) It is understood there have been no other directions from the Department b) The information appears to be up to date. **Observation:** the Summary of Monitoring Results 2025 is yet to be finalised and uploaded in the project website.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) keep such information up to date, to the satisfaction of the Planning Secretary.		**Recommendation**: complete the Summary of Monitoring Results 2025 and upload it in the project website	

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

wolfpeak
A SEQUANA COMPANY

Department of Planning, Housing and Infrastructure

NSW GOVERNMENT

Reference: SSD-7709-PA-452

[redacted]

18/02/2026

Sent via the Major Projects Portal only

Subject: Moorebank Precinct West - Stage 2 - Independent Auditor Nomination 2026

Dear [redacted]

I refer to your request for the Planning Secretary's endorsement of suitably qualified, experienced, and independent persons to conduct the Independent Audit's for the construction phase of 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 (the Department) on 04 February 2026.

The Department has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed persons are suitably qualified, experienced, and independent.

In accordance with Condition C17 of the Consent and the Department's Independent Audit Post Approval Requirements, as nominee of the Planning Secretary, I endorse the following independent audit team from WolfPeak Group Pty Ltd:

- [redacted]

Please note:

- This auditor endorsement letter supersedes the previously issued letter dated 6/02/2026 referenced as SSD-7709-PA-452.
- This correspondence must be appended to the Independent Audit Report.
- The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the Department's Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.
- The above audit team is approved for the duration of construction. However, the Department reserves the right to request an alternate auditor or audit team at any time.
- Any change to the auditor or auditor roles must be approved by the Planning Secretary prior to the audit commencing.
- The Lead Auditor must attend the site inspection component of the audit.

Department of Planning, Housing and Infrastructure

NSW GOVERNMENT

- Endorsed experts/specialists must attend the site inspection component of the audit unless otherwise agreed by the Planning Secretary.
- The audit period is the day after the site inspection date of the previous audit, to the final site inspection date of the current audit.

Should you wish to discuss the matter further, please contac[redacted] Senior Compliance Officer on 02 8289 6542 or email compliance@planning.nsw.gov.au.

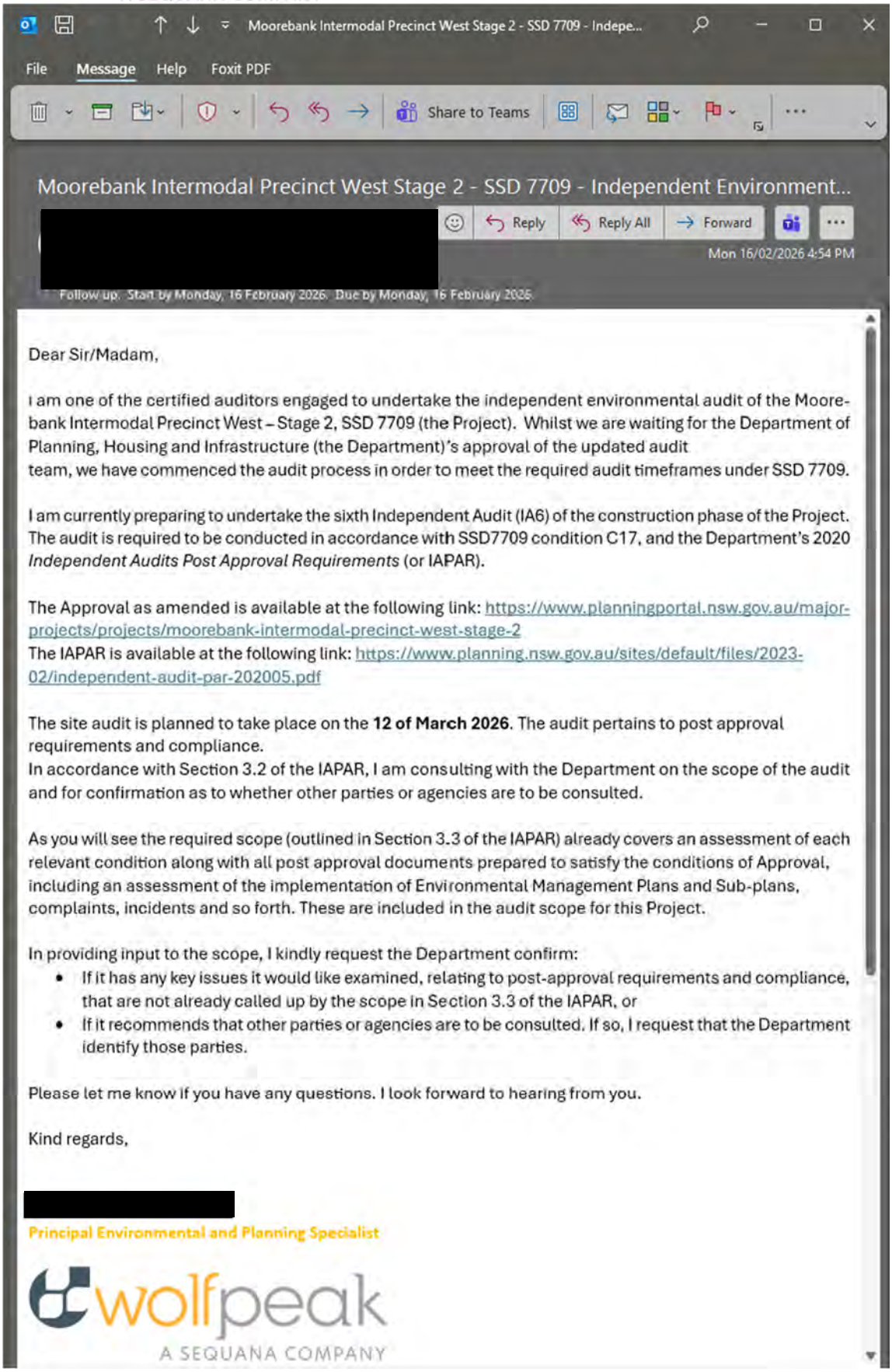
Yours sincerely,

[redacted]

A/Team Leader Compliance - Metro South
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS



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Reply Reply All Forward

Mon 16/02/2026 4:54 PM

Follow up. Start by Monday, 16 February 2026. Due by Monday, 16 February 2026.

Dear Sir/Madam,

I am one of the certified auditors engaged to undertake the independent environmental audit of the Moorebank Intermodal Precinct West – Stage 2, SSD 7709 (the Project). Whilst we are waiting for the Department of Planning, Housing and Infrastructure (the Department)'s approval of the updated audit team, we have commenced the audit process in order to meet the required audit timeframes under SSD 7709.

I am currently preparing to undertake the sixth Independent Audit (IA6) of the construction phase of the Project. The audit is required to be conducted in accordance with SSD7709 condition C17, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval as amended 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/sites/default/files/2023-02/independent-audit-par-202005.pdf

The site audit is planned to take place on the **12 of March 2026**. The audit pertains to post approval requirements and compliance.
In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

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

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

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

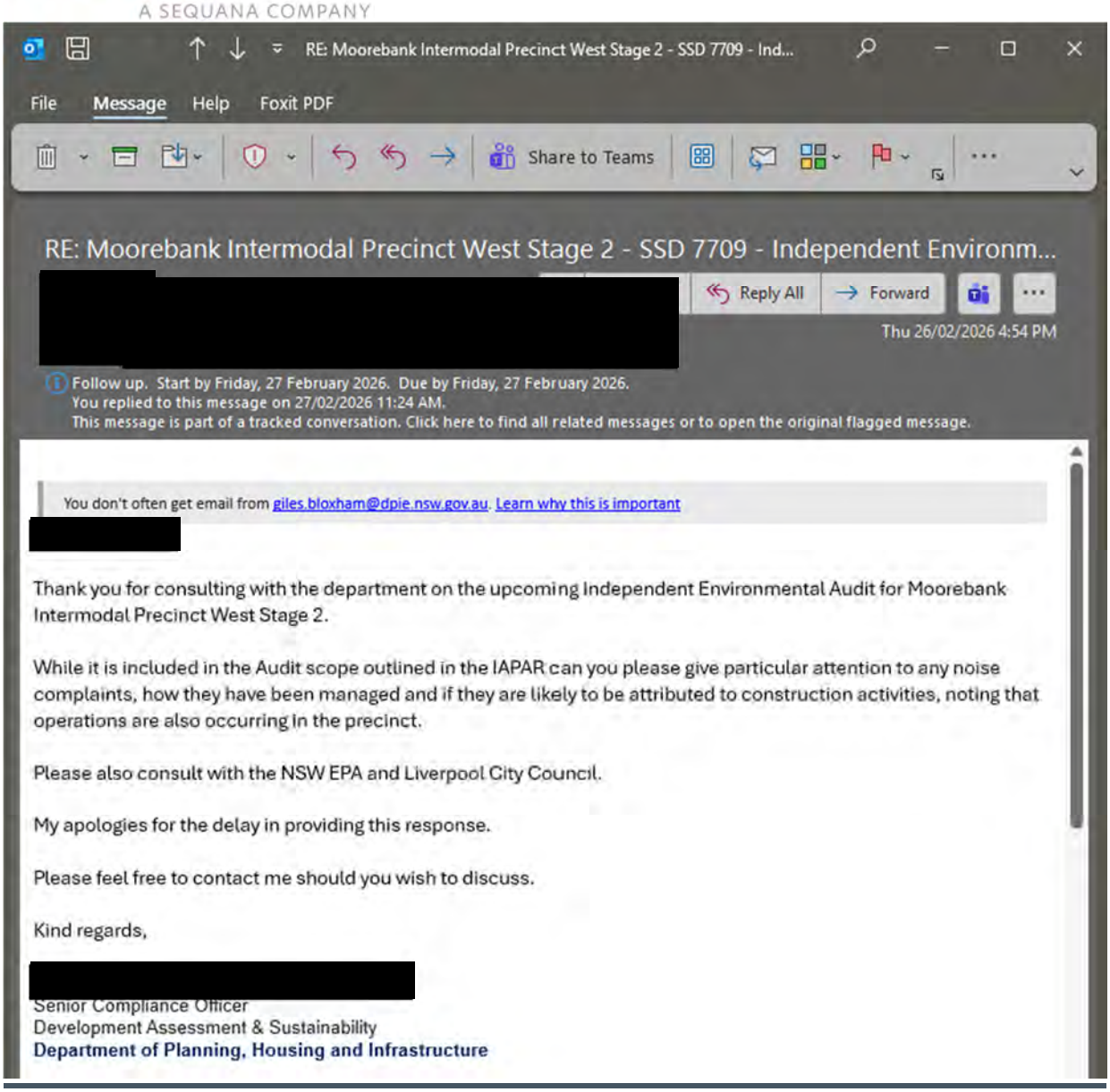
Please let me know if you have any questions. I look forward to hearing from you.

Kind regards,

[redacted]

Principal Environmental and Planning Specialist

wolfpeak
A SEQUANA COMPANY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RE: Moorebank Intermodal Precinct West Stage 2 - SSD 7709 - Independent Environm...
[redacted]
Reply All
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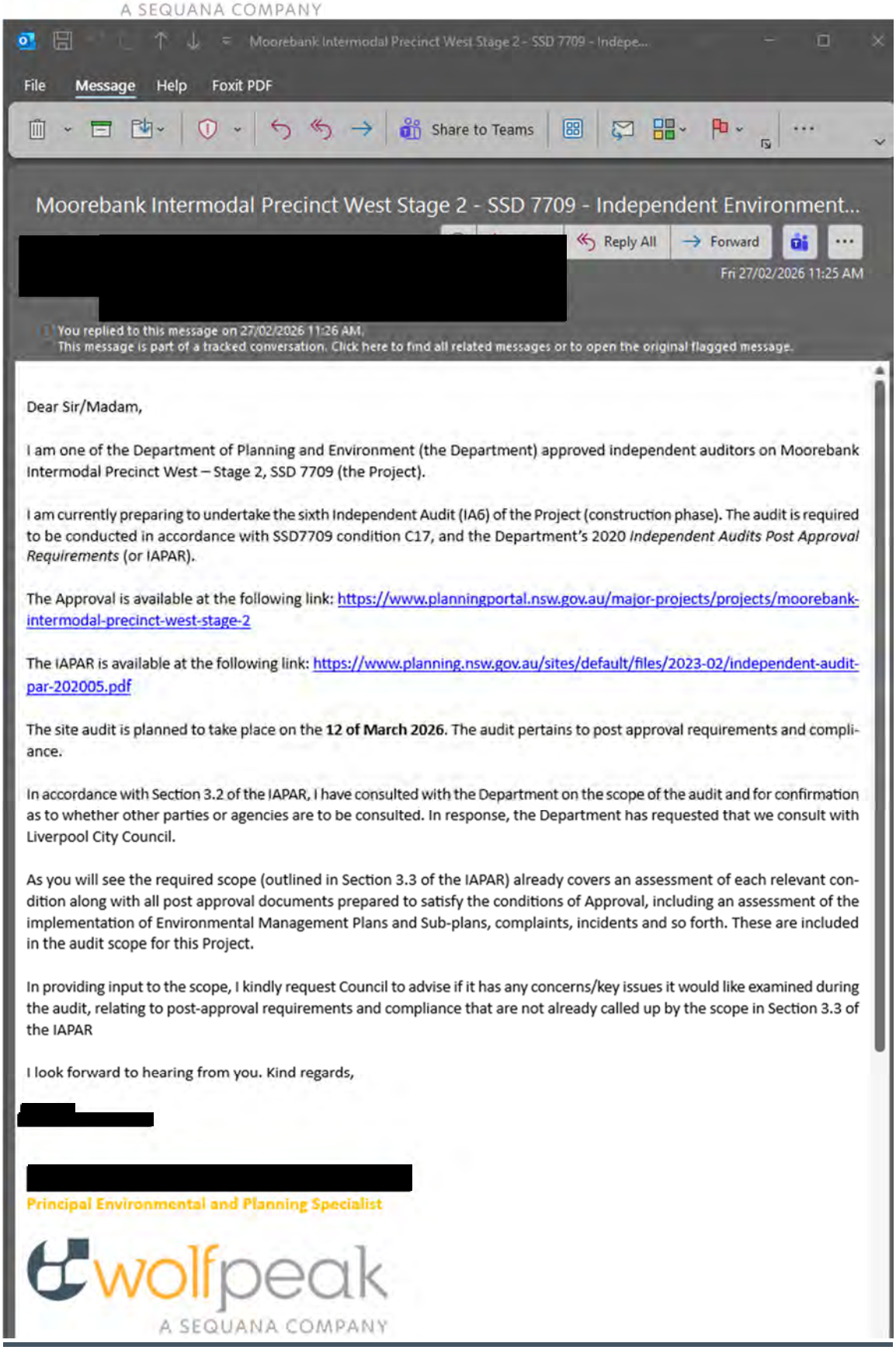
Thu 26/02/2026 4:54 PM
Follow up. Start by Friday, 27 February 2026. Due by Friday, 27 February 2026.
You replied to this message on 27/02/2026 11:24 AM.
This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.
You don't often get email from giles.bloxham@dpie.nsw.gov.au. Learn why this is important
[redacted]
Thank you for consulting with the department on the upcoming Independent Environmental Audit for Moorebank Intermodal Precinct West Stage 2.
While it is included in the Audit scope outlined in the IAPAR can you please give particular attention to any noise complaints, how they have been managed and if they are likely to be attributed to construction activities, noting that operations are also occurring in the precinct.
Please also consult with the NSW EPA and Liverpool City Council.
My apologies for the delay in providing this response.
Please feel free to contact me should you wish to discuss.
Kind regards,
[redacted]
Senior Compliance Officer
Development Assessment & Sustainability
Department of Planning, Housing and Infrastructure



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[redacted]

Reply All Forward

Fri 27/02/2026 11:25 AM

You replied to this message on 27/02/2026 11:26 AM.
This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on Moorebank Intermodal Precinct West – Stage 2, SSD 7709 (the Project).

I am currently preparing to undertake the sixth Independent Audit (IA6) of the Project (construction phase). The audit is required to be conducted in accordance with SSD7709 condition C17, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

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

The IAPAR is available at the following link: https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf

The site audit is planned to take place on the **12 of March 2026**. The audit pertains to post approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I have consulted with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted. In response, the Department has requested that we consult with Liverpool City Council.

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

In providing input to the scope, I kindly request Council to advise if it has any concerns/key issues it would like examined during the audit, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR

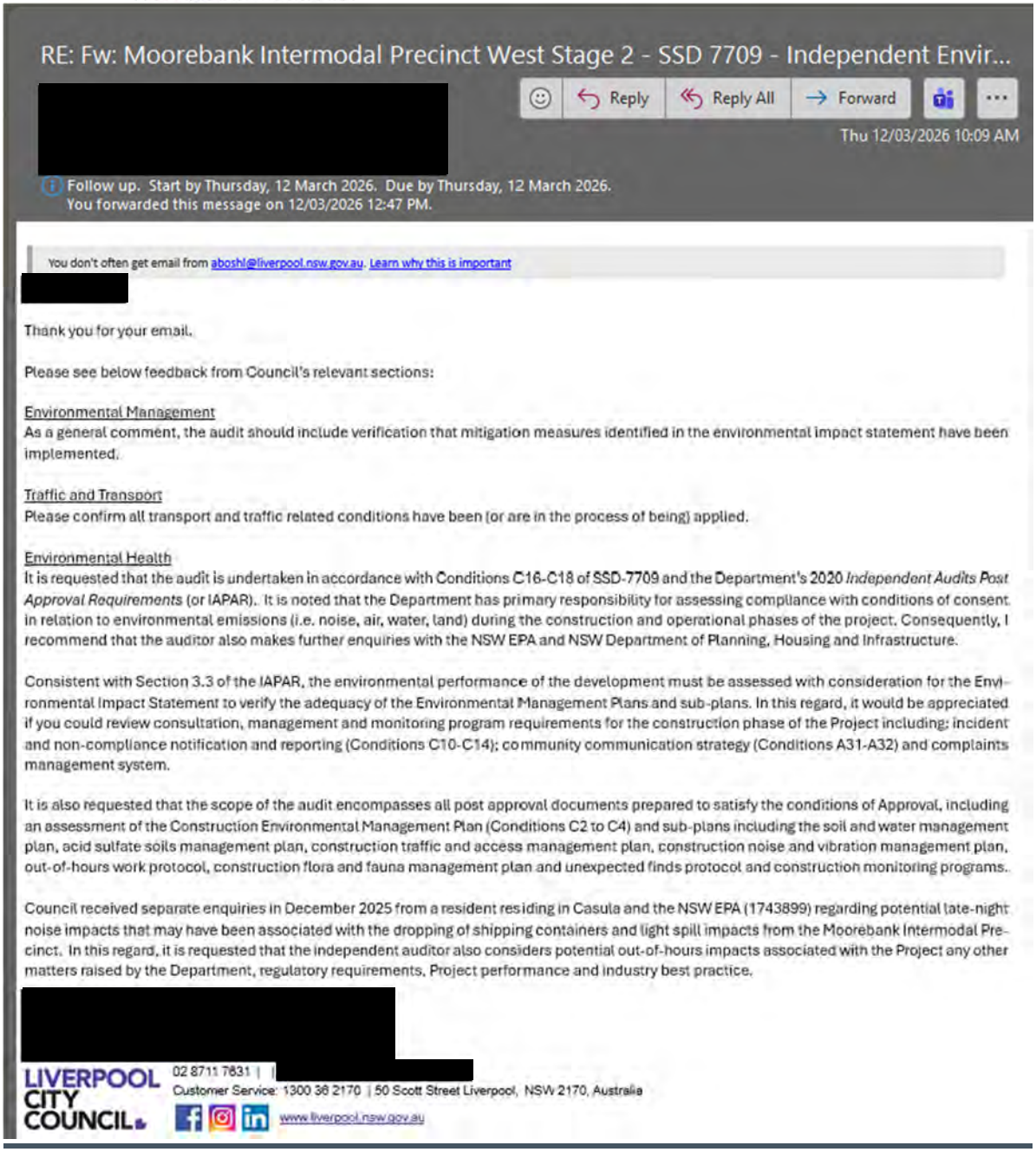
I look forward to hearing from you. Kind regards,

[redacted]

[redacted]

Principal Environmental and Planning Specialist

wolfpeak
A SEQUANA COMPANY



RE: Fw: Moorebank Intermodal Precinct West Stage 2 - SSD 7709 - Independent Envir...

[redacted]

Reply | Reply All | Forward

Thu 12/03/2026 10:09 AM

Follow up. Start by Thursday, 12 March 2026. Due by Thursday, 12 March 2026.
You forwarded this message on 12/03/2026 12:47 PM.

You don't often get email from aboshl@liverpool.nsw.gov.au. Learn why this is important

[redacted]

Thank you for your email.

Please see below feedback from Council's relevant sections:

Environmental Management
As a general comment, the audit should include verification that mitigation measures identified in the environmental impact statement have been implemented.

Traffic and Transport
Please confirm all transport and traffic related conditions have been (or are in the process of being) applied.

Environmental Health
It is requested that the audit is undertaken in accordance with Conditions C16-C18 of SSD-7709 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR). It is noted that the Department has primary responsibility for assessing compliance with conditions of consent in relation to environmental emissions (i.e. noise, air, water, land) during the construction and operational phases of the project. Consequently, I recommend that the auditor also makes further enquiries with the NSW EPA and NSW Department of Planning, Housing and Infrastructure.

Consistent with Section 3.3 of the IAPAR, the environmental performance of the development must be assessed with consideration for the Environmental Impact Statement to verify the adequacy of the Environmental Management Plans and sub-plans. In this regard, it would be appreciated if you could review consultation, management and monitoring program requirements for the construction phase of the Project including: incident and non-compliance notification and reporting (Conditions C10-C14); community communication strategy (Conditions A31-A32) and complaints management system.

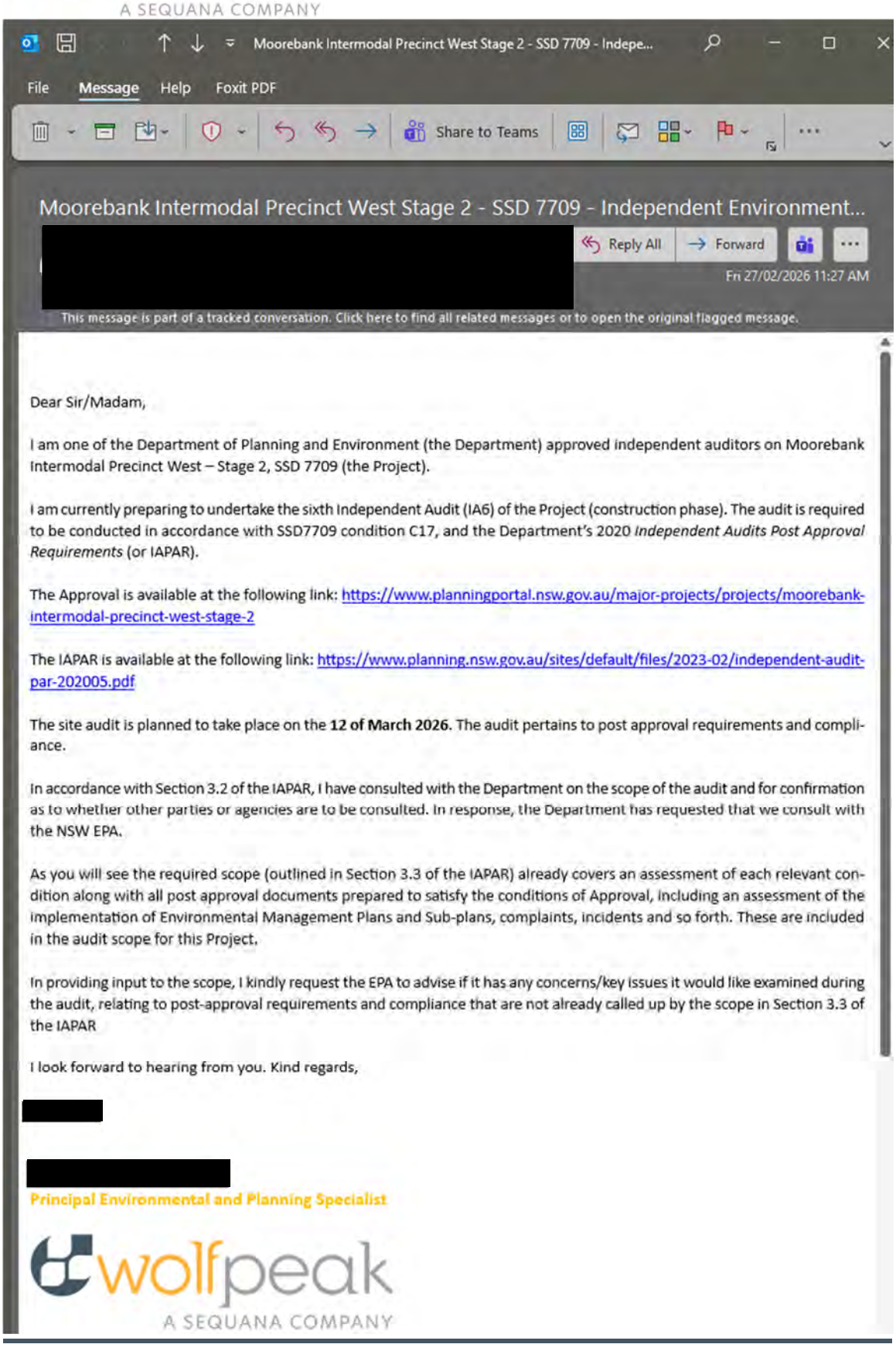
It is also requested that the scope of the audit encompasses all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the Construction Environmental Management Plan (Conditions C2 to C4) and sub-plans including the soil and water management plan, acid sulfate soils management plan, construction traffic and access management plan, construction noise and vibration management plan, out-of-hours work protocol, construction flora and fauna management plan and unexpected finds protocol and construction monitoring programs.

Council received separate enquiries in December 2025 from a resident residing in Casula and the NSW EPA (1743899) regarding potential late-night noise impacts that may have been associated with the dropping of shipping containers and light spill impacts from the Moorebank Intermodal Precinct. In this regard, it is requested that the independent auditor also considers potential out-of-hours impacts associated with the Project any other matters raised by the Department, regulatory requirements, Project performance and industry best practice.

[redacted]

LIVERPOOL CITY COUNCIL

02 8711 7831 | [redacted]
Customer Service: 1300 36 2170 | 50 Scott Street Liverpool, NSW 2170, Australia
www.liverpool.nsw.gov.au



Moorebank Intermodal Precinct West Stage 2 - SSD 7709 - Indepe...

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Moorebank Intermodal Precinct West Stage 2 - SSD 7709 - Independent Environment...

[redacted]

Reply All Forward

Fri 27/02/2026 11:27 AM

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In providing input to the scope, I kindly request the EPA to advise if it has any concerns/key issues it would like examined during the audit, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR

I look forward to hearing from you. Kind regards,

[redacted]

[redacted]

Principal Environmental and Planning Specialist

wolfpeak

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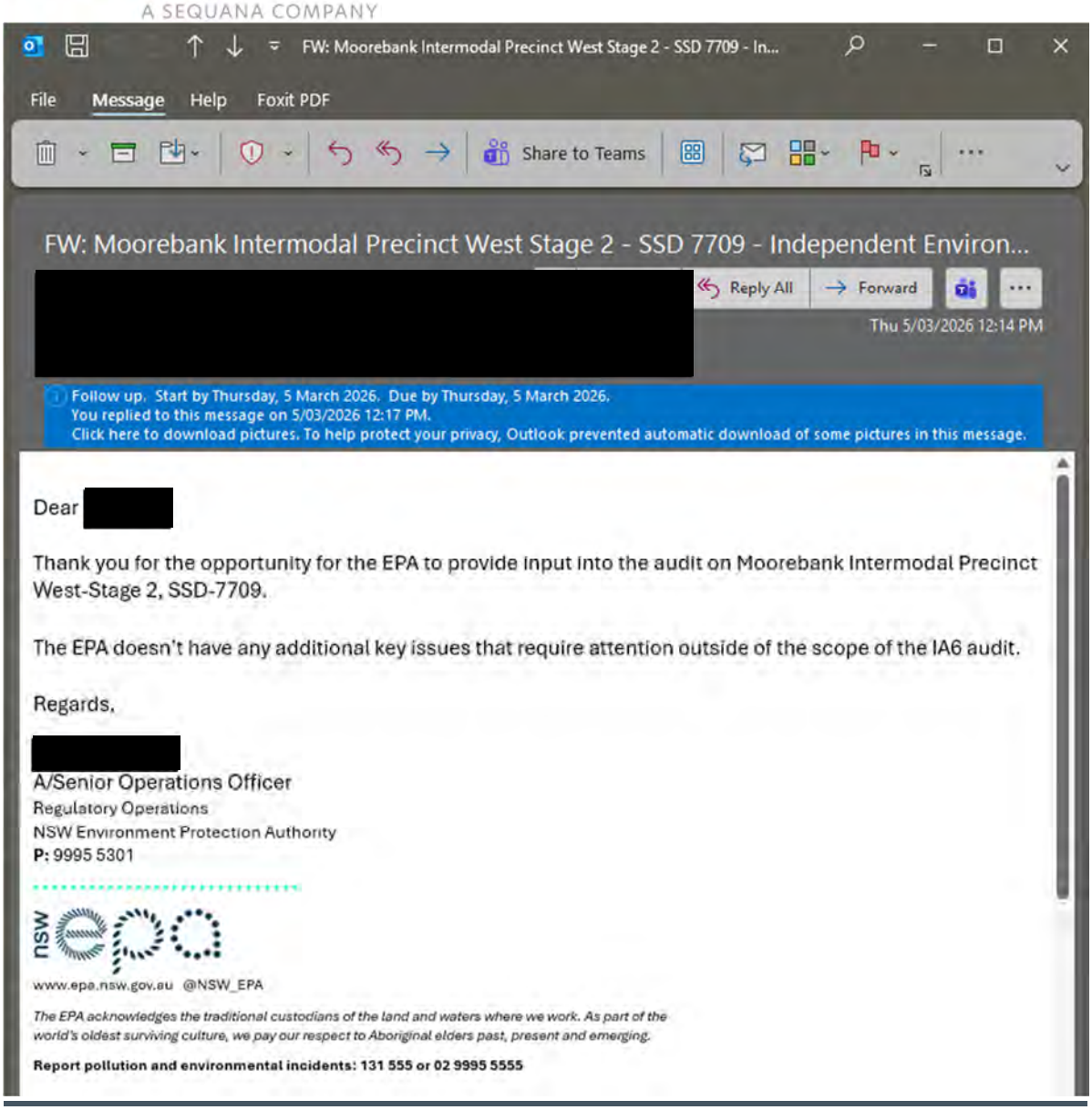
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[redacted]
Reply All
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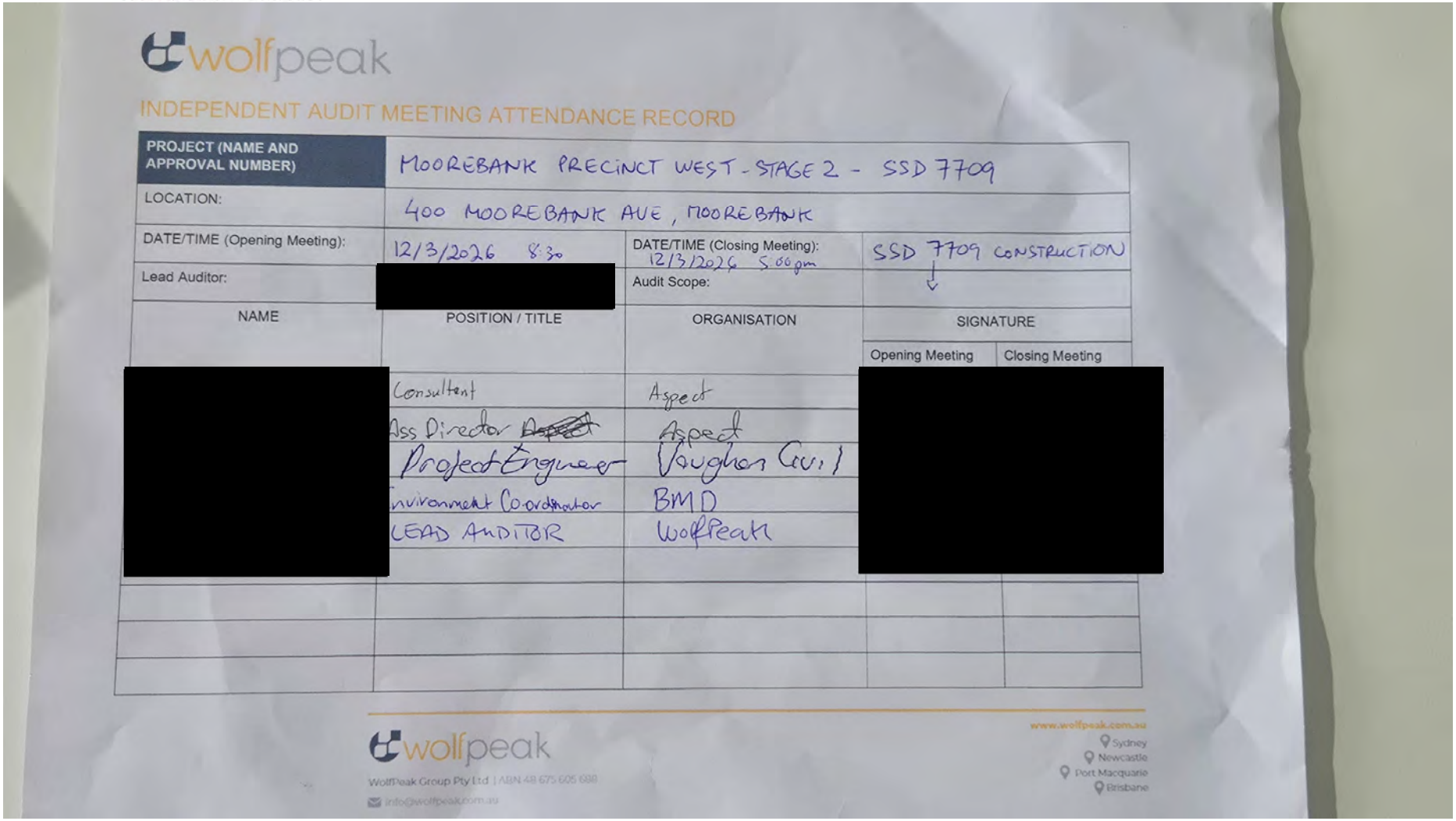
Thu 5/03/2026 12:14 PM
Follow up. Start by Thursday, 5 March 2026. Due by Thursday, 5 March 2026.
You replied to this message on 5/03/2026 12:17 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.
Dear [redacted]
Thank you for the opportunity for the EPA to provide input into the audit on Moorebank Intermodal Precinct West-Stage 2, SSD-7709.
The EPA doesn't have any additional key issues that require attention outside of the scope of the IA6 audit.
Regards,
[redacted]
A/Senior Operations Officer
Regulatory Operations
NSW Environment Protection Authority
P: 9995 5301
www.epa.nsw.gov.au @NSW_EPA
The EPA acknowledges the traditional custodians of the land and waters where we work. As part of the world's oldest surviving culture, we pay our respect to Aboriginal elders past, present and emerging.
Report pollution and environmental incidents: 131 555 or 02 9995 5555

APPENDIX D – ATTENDANCE SHEET



wolfpeak

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	MOOREBANK PRECINCT WEST - STAGE 2 - SSD 7709		
LOCATION:	400 MOOREBANK AVE, MOOREBANK		
DATE/TIME (Opening Meeting):	12/3/2026 8:30	DATE/TIME (Closing Meeting): 12/3/2026 5.00pm	SSD 7709 CONSTRUCTION ↓
Lead Auditor: [redacted]		Audit Scope:	

NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
[redacted]	Consultant	Aspect	[redacted]	
	Ass Director ~~Aspect~~	Aspect		
	Project Engineer	Vaughan Civil		
	Environment Coordinator	BMD		
	LEAD AUDITOR	Wolfpeak		

wolfpeak
Wolfpeak Group Pty Ltd | ABN 48 675 605 698
info@wolfpeak.com.au

www.wolfpeak.com.au
Sydney
Newcastle
Port Macquarie
Brisbane

APPENDIX E – SITE INSPECTION PHOTOGRAPHS

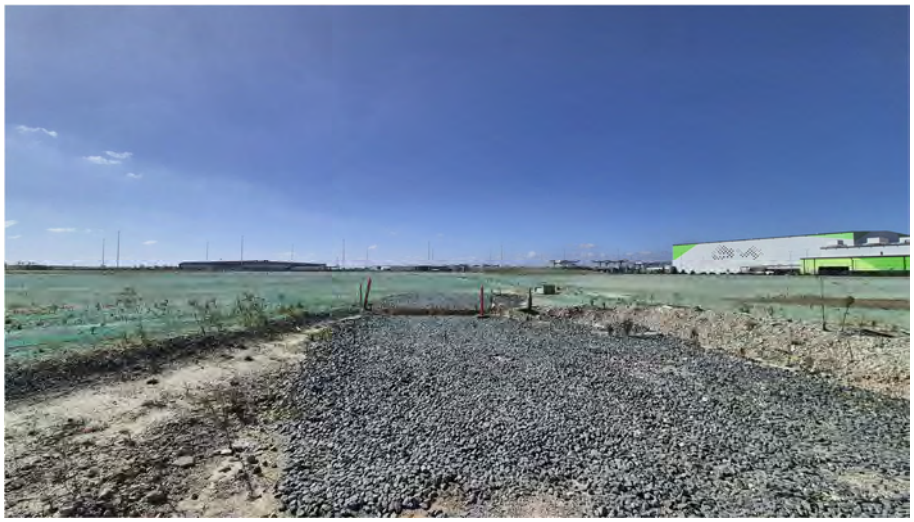
No.	Comment	Photograph
1	OSD 3 area (south-eastern cnr of site)– channels directing to existing basin	
2	Sediment fencing separating operational area from non-operational area near OSD 3 site	

No.	Comment	Photograph
3	Soil binder applied in OSD 3 area	
4	Eagles Beak area – stabilised and capped mound, and water bunds	
5	Rumble grid at vehicular access to non-operational south-eastern cnr of site	

No.	Comment	Photograph
6	Lot 100 northern part of site – binder applied, stabilised ground and mounds	
7	Lot 100 – **Observation: erosion observed in Stockpile during site inspection** (refer to 7b below for completed action after the inspection)	
7b	Photo provided by auditee subsequent to audit site inspection. Sandbags installed at the upslope and downslope of eroded area. Auditee advised that CPESC will monitor	

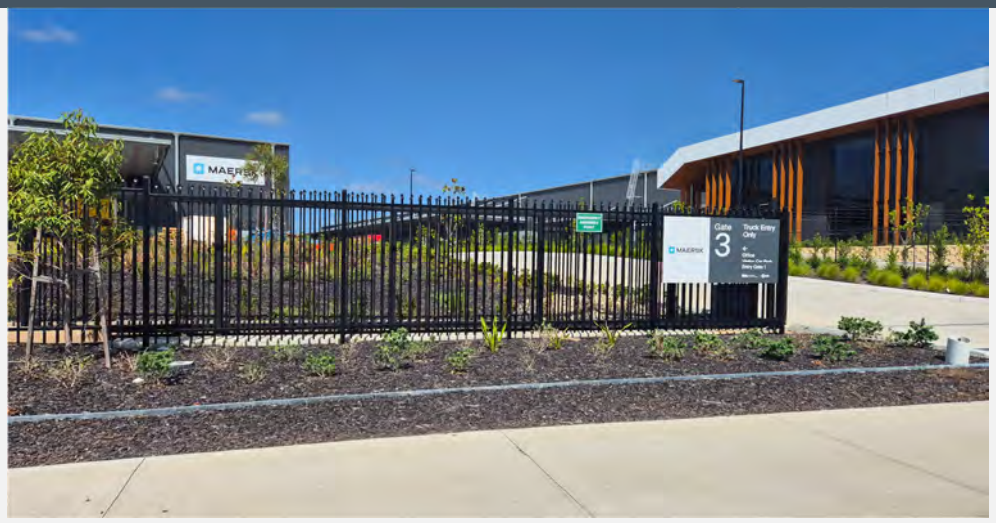
No.	Comment	Photograph
8	Lot 100 – laying down area	
9	Basin SBD9A in Lot 100 – pole marker in the northern part of basin indicating level at which the basin is to be dewatered prior to treatment	
10	Controlled and stabilised access to Lot 100	

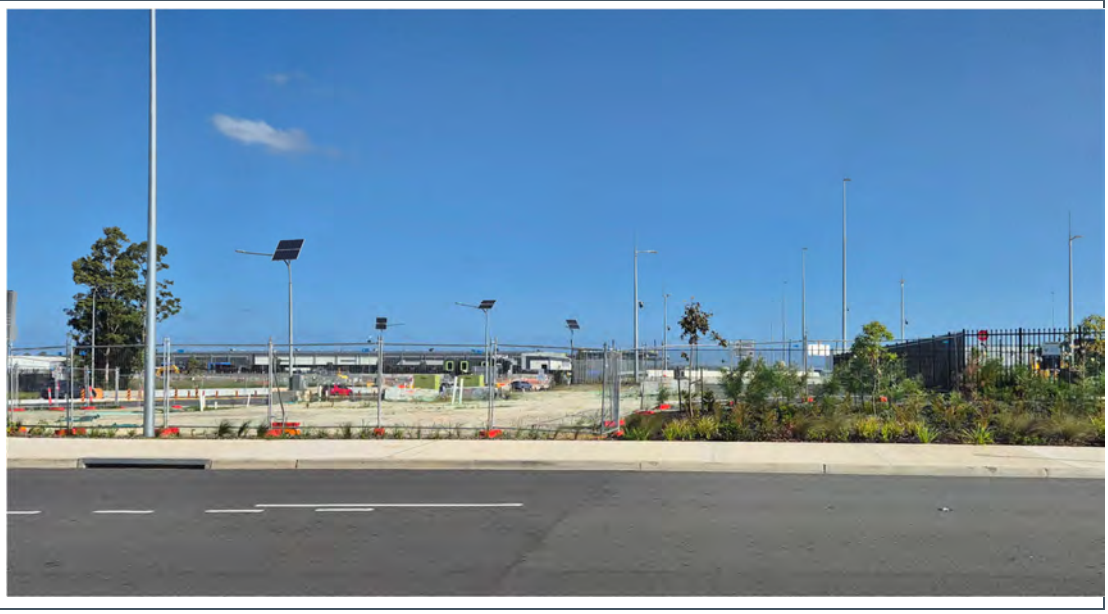
No.	Comment	Photograph
11	BMD compound in Lot 100	
12	BMD storage in compound in Lot 100	
13	Vaughan Civil compound southern part of site. Ground stabilised with binder in right hand side of photo	

No.	Comment	Photograph
14	OSD 6 (located on the western part of site) used as sediment basin for other projects	
15	Pad 4 stabilised with binder, vehicular access applied with rock	
16	Pad 3 stabilised with binder	

No.	Comment	Photograph
17	OSD 5 and Noise Wall	
18	Substation: Built (yet to be commissioned) Substation and noise wall on left hand side	
19	Substation site – feeder lines works by Vaugham Civil	

No.	Comment	Photograph
20	Substation site – **Observation: erosion and sediment controls to be upgraded at electrical feeder lines work area in Substation** (refer to 20b below for completed action after the inspection)	
20 b	Photo provided by auditee subsequent to audit site inspection indicating: “sediment fence did go in prior to rainfall. The attached images show the sediment fence in, they also show that the batter has been cut and stabilised with hydroseed”	
21	Maersk Warehouse with juvenile canopy trees, shrubs, sedges and	

No.	Comment	Photograph
	ground covers.	
22	Canopy trees next to noise wall	
23	Operational intersection of Anzac Rd and Moorebank Ave	

No.	Comment	Photograph
24	Landscape buffer provided between site boundary and site operational area (Anzac Road area)	

APPENDIX F – DECLARATION FORM

wolfpeak
A SEQUANA COMPANY

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
Proponent:	Sydney Intermodal Terminal Alliance (SIMTA) as LOGOS
Title of audit	Independent Audit No 3
Date:	12 March 2026

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:

i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;

ii. the findings of the audit are reported truthfully, accurately and completely;

iii. I have exercised due diligence and professional judgement in conducting the audit;

iv. I have acted professionally, objectively and in an unbiased manner;

v. 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;

vi. 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;

vii. 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

viii. 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:

a) 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

b) 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:	[redacted]
Signature:	
Qualification:	Exemplar Global Lead Environmental Auditor (No. 15160) Registered Environmental Assessment Practitioner (REAP - 46189) Masters in Environmental Toxicology
Company:	WolfPeak Group Pty Ltd