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Team Leader – Social Projects  
Infrastructure Management Unit  
NSW Department of Planning and Environment

11 May 2026

**Moorebank Precinct West (MPW) Stage 2 (SSD 7709) – Condition C18 notification**



I refer to SSD 7709 approved on the 11 November 2019.

In accordance with condition C17 (b) of the Development Consent, the following document has been previously submitted to the Planning Secretary via the Major Project Portal for information:

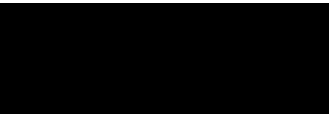
- Independent Audit Report, Moorebank Intermodal Precinct West Stage 2 – SSD 7709. WolfPeak May 2026.

As per Condition C18 the requirements are:

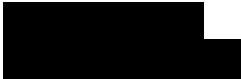
- To review and respond to each Independent Audit Report.
- Submit the Secretary the response to each Independent Audit Report (attached).
- Make each Independent Audit Report and response to it publicly available.

Please note that this report will be made publicly available on the Development's website, but not before seven (7) days post this notification.

Should you have any queries, please do not hesitate to contact me on 0 [Redacted]



Yours sincerely,



Moorebank Precinct West Stage 2 (SSD 7709): Submission of Response to March 2026 Independent Audit Report No.6

Item	Ref.	Type	Details of item	Audit Recommendation or completed action	Timing	ESR Actions	Evidence of Action
IA6_01	A37	Non-compliance	<p><b>Requirement</b> 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:</p> <p>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.</p> <p><b>Finding</b> 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 <i>Environmental Representative Protocol (2018) (the ER Protocol)</i>. 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.</p>	<p>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.</p>	NA	NA	NA

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Item	Ref.	Type	Details of item	Audit Recommendation	Timing	ESR Actions	Evidence of Action
IA6_02	B46	Observation	<p><b>Requirement:</b>  <i>Dust Minimisation</i>  <i>The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:</i>  <i>a) 2 g/m2/month maximum increase in deposited dust level; and</i>  <i>b) 4 g/m2/month maximum deposited dust level</i></p> <p><b>Observation:</b> 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).</p>	<p><b>Recommendation:</b>            Continue managing vacant land to ensure that exposed surfaces are stabilised and managed to avoid erosion and dust generation.</p>	NA	Area is monitored for stability by Environmental Consultant, the Environmental Representative and the Certified Professional in Erosion and Sediment Control.	Monthly inspection reports.
IA6_03	C4	Observation	<p><b>Requirement:</b>  <i>The Applicant must:</i>  <i>a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</i>  <i>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.</i></p> <p><b>Observation:</b>            A large stockpile in Lot 100 was observed with signs of erosion (Photo 7 in Appendix C – Audit Report).</p>	<p><b>Recommendation:</b>            Implement erosion control measures at the stockpile.</p> <p><b>Completed action:</b>            Controls installed after the inspection (Photo 7b in Appendix C). CPESC to monitor. This item is considered closed.</p>	NA		NA

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IA6_04	C4	Observation	<p><b>Requirement:</b> Implementation of Construction Environmental Management Plan <i>The Applicant must:</i> 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.</p> <p><b>Observation:</b> A large stockpile in Lot 100 was observed with signs of erosion (Photo 7 in Appendix C).</p>	<p><b>Recommendation:</b> Implement erosion and sediment control measures downslope of the substation's electrical feeder line works <b>Completed action:</b> 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). This item is considered closed.</p>	NA	Auditor observation was made during construction works on the batter; the sediment fence was temporarily removed for those works.	NA
IA5_05	C21	Observation	<p><b>Requirement:</b> <i>Access to Information</i> 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;</p>	<p><b>Recommendation:</b> Complete the Summary of Monitoring Results 2025 and upload it to the project website.</p>	29/05/2026	Finalise monitoring summary report and make publicly available on the website.	



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			<p><i>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;</i></p> <p><i>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;</i></p> <p><i>viii. a summary of the current stage and progress of the development;</i></p> <p><i>ix. contact details to enquire about the development or to make a complaint;</i></p> <p><i>x. a complaints register, updated monthly;</i></p> <p><i>xi. the Compliance Reporting of the development;</i></p> <p><i>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;</i></p> <p><i>xiii. any other matter required by the Planning Secretary; and</i></p> <p><i>b) keep such information up to date, to the satisfaction of the Planning Secretary</i></p> <p><b><u>Observation:</u></b> The "Summary of Monitoring Results 2025" Report is yet to be finalised and uploaded in the project website.</p>				
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