Annual Compliance Report

21 July 2025 – 20 July 2026

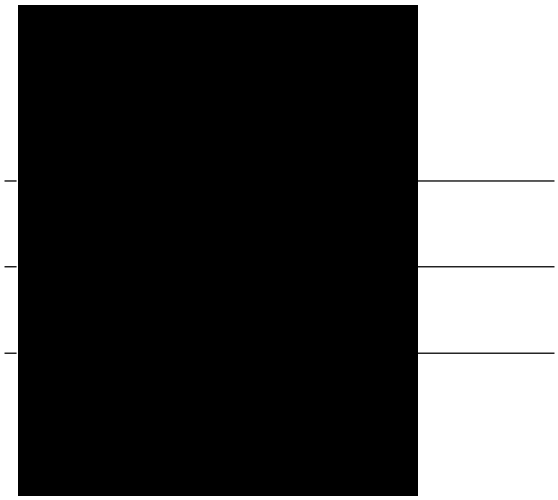
EPBC Approval No. 2011/6086

Moorebank Intermodal Terminal Project

EPBC Approval No. 2011/6086

Annual Compliance Report

21 July 2025 – 20 July 2026



Author [redacted]

Checker [redacted]e

Approver [redacted]on

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Date 16/10/2026

Revision 02

Revisions

Revision	Date	Description	Prepared by	Approved by
01	14/10/2026	Draft for client review	[redacted]	[redacted]
02	16/10/2026	Final	[redacted]	[redacted]

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Declaration of Accuracy – Qube RE Services (No. 2) Pty Ltd (as joint approval holder)

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[redacted]

Declaration of Accuracy – ESRL MLP Development Management Pty Ltd (as joint approval holder)

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act* 1999 (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.



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Acronyms and Definitions

Acronym / Term	Meaning
CoA	Condition(s) of Approval
CEMP	Construction Environmental Management Plan
DCCEEW	Department of Climate Change, Energy, the Environment and Water
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
MAAI	Moorebank Avenue Anzac Intersection
MIP	Moorebank Intermodal Precinct – comprising MPE and MPW developments
MITP	Moorebank Intermodal Terminal Project
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
SSD	State significant development
TISEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021

1. Introduction

1.1. Description of Activities

The approved action has been detailed in Table 1-1.

Table 1-1 Details of the approved action

EPBC number	2011/6086
Action name	Moorebank Intermodal Terminal Project
Person to Whom the Approval is Granted	Until 22 April 2022: Qube RE Services (No.2) Pty Ltd (ACN: 149 723 053) From 22 April 2022 onwards: • Qube RE Services (No. 2) Pty Ltd (ACN:605 751 782); and • ESRL MLP Development Management Pty Ltd (ACN: 649 469 778) (formerly called LOGOS MLP Development Management Pty Ltd)
Approved Action:	To construct and operate the Moorebank Intermodal Terminal Project in Southwest Sydney, NSW [See referral (the approved decision) EPBC 2011/6086; and variations approved on 1 July 2014 and 2 February 2016].
Location of the Project	Sydney, NSW
Person Accepting Responsibility for the Report	Until 22 April 2022: Qube RE Services (No.2) Pty Ltd (ACN: 149 723 053) From 22 April 2022 onwards: • Qube RE Services (No. 2) Pty Ltd (ACN:605 751 782); and • ESRL MLP Development Management Pty Ltd (ACN: 649 469 778) (formerly called LOGOS MLP Development Management Pty Ltd)
Reporting Period	21 July 2025 to 20 July 2026
Report Date	16/10/2026

1.2. Purpose of this Report

The Moorebank Intermodal Terminal Project (MITP) (the Action), located on Moorebank Avenue in Moorebank, NSW was approved as EPBC 2011/6086 on 27 September 2016 under Sections 18, 18A and 28 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). A variation to EPBC 2011/6086 was subsequently approved by the Secretary's representative on 17 September 2019.

Compliance tracking and reporting requirements for the Action are specified in Condition of Approval (CoA) 19 of EPBC 2011/6086. CoA 19 states:

> *Unless otherwise agreed in writing by **the Minister,** within three (3) months of every twelve (12) month anniversary of the **commencement** of **construction,** the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management and strategies as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to **the Department** at the same time as the compliance report is published. Reports must remain published for the life of this approval. The person taking the action must continue to publish these reports each year until such time as agreed in writing by **the Minister.***

This report summarises the compliance of the Development against the relevant CoA for the reporting period 21 July 2025 to 20 July 2026. The compliance status of the Development against each CoA is provided in Appendix C – Compliance Tracking Table

This report has been prepared by Aspect Environmental Pty Ltd with input from ESR, Qube, National Intermodal and their respective contractors.

1.3. Transfer of Consent

This compliance report has been prepared on the joint behalf of ESRL MLP Development Management Pty Ltd and Qube RE Services (No.2) Pty Ltd.

On the 22 April 2022 the Department of Agriculture, Water and the Environment (now the Department of Climate Change, Environment, Energy and Water (DCCEEW)) approved the inclusion of ESRL MLP Development Management Pty Ltd as joint approval holder of the EPBC 2011/6086 approval (Appendix B – EPBC 2011/6086 Variation to Approval Conditions

In 2022, ESRL MLP Development Management Pty Ltd joined ESR Group and since 2024 operate under the ESR Australia and New Zealand (ESR) business and in 2025 the name of the company changed from LOGOS MLP Development Management Pty Ltd to ESRL MLP Development Management Pty Ltd. The applicant/ approval holder entity remains unchanged at this stage until further notice and references to LOGOS and LOGOS authored documents and/or plans may continue and remains relevant where LOGOS and ESR are used interchangeably.

2. Action Description

2.1. Precinct Overview

The Moorebank Intermodal Precinct (MIP) comprises the Moorebank Precinct East (MPE) and Moorebank Precinct West (MPW) development sites. The works approved under EPBC 2011/6086 (the MITP) are located at the MPW Site, as shown in Annexure 1 of the Approval and in CDC No. 230736/01: provides for the construction and operation of warehouses S1, S2, S3, S5 and associated infrastructure, on the southern portion of the MPW Site.

- CDC 230736/01 (MOD): CDC 230736/01 approval was modified on 25 June 2025 (230736/01(MOD) to include provision for the storage of dangerous goods within the lease area of Warehouse S5 (liquid petroleum gas). The modified CDC did not include any additional conditions beyond those included as part of the original consent and required under the TISEPP.
- CDC 230736/07: The CDC 230736/07 approval was issued by the Certifier for the installation of liquid petroleum gas (LPG bullet) on 14 July 2025 under the TISEPP. The CDC included conditions of approval at Attachment 1 of the consent, including requirements under Schedule 8 of SEPP (Exempt and Complying Development) 2008.

- CDC No. 250077/01: provides for the construction and operation of warehouse S4 and associated infrastructure on the southern portion of the MPW Site. Following the approval of CDC 250077/01, warehouse S3 and S6 will no longer be constructed as previously approved under CDC 230736/01.

- CDC No. 250077/06: was issued by the Certifier on 5 August 2026 and modified CDC 250077/01. It permits the transportation, storage and use of LPG, designation of DG and commodity protected areas within the warehouse and onsite diesel refuelling via mini-tanker. The CDC included conditions of approval at Attachment 1 of the consent, including those required under Part 2 of Schedule 13 of the TISEPP.

Figure 1-1 below.

2.2. Site Location

The MITP is located within the Liverpool local government area in Sydney's south-west, approximately 2.5km south of the Liverpool city centre.

The MITP site is generally bounded to the west by the Georges River, the East Hills Railway Line to the south, Moorebank Avenue to the east and the M5 Motorway to the north.

2.3. State Approvals

The works associated with the Action are being delivered in accordance with the following NSW State significant development (SSD) approvals:

- SSD 5066 - MPW Concept and Stage 1- Early Works

- SSD 7709 - Moorebank Intermodal Precinct West Stage 2
- SSD 10431 – Moorebank Intermodal Precinct West Stage 3
- SSD 7628 – MPE Stage 2- the Action includes the Moorebank Avenue Upgrade Works (MAUW) component of the MPE Stage 2 approval as it applies to contamination management under CoA 3A.

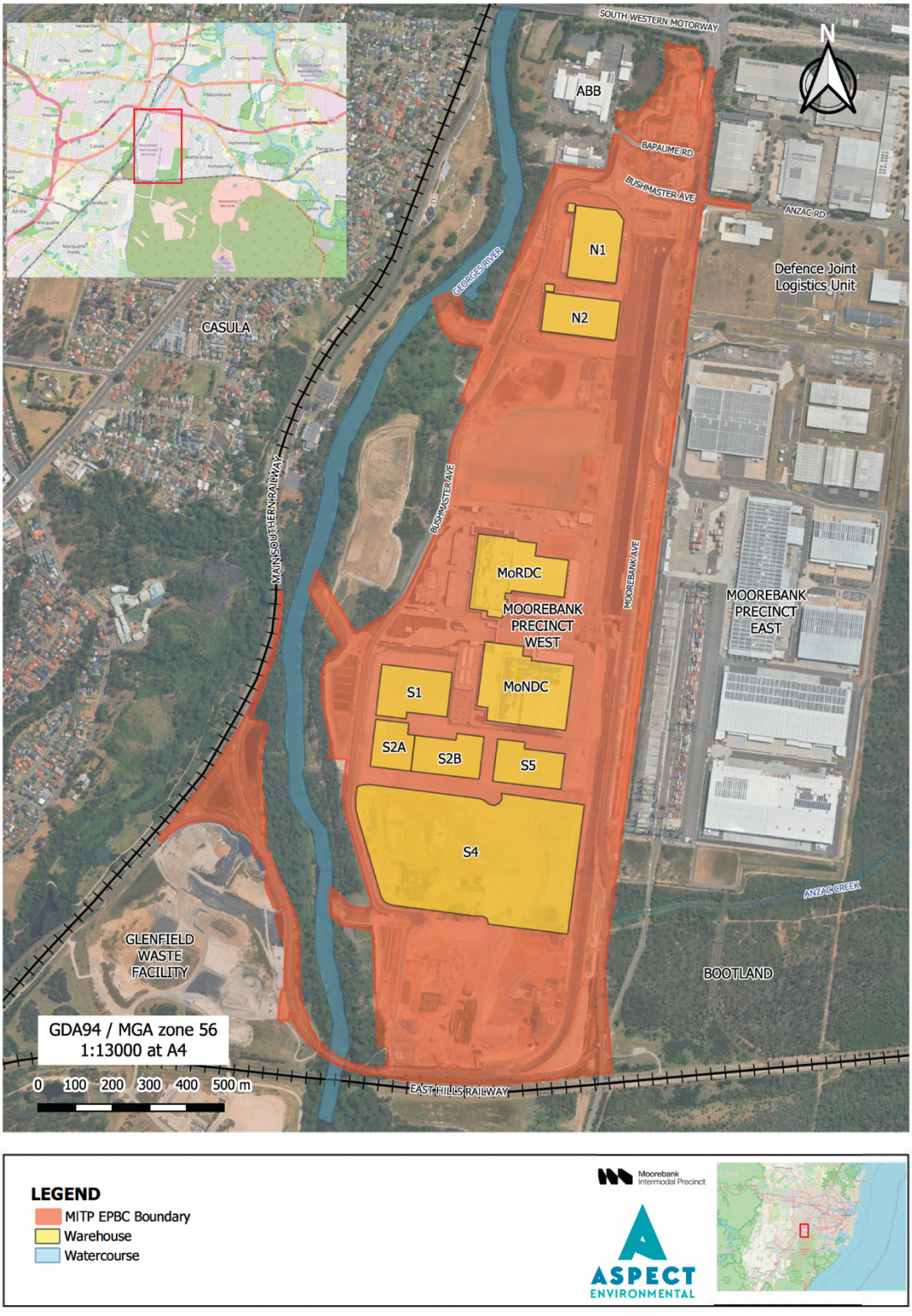
The Action is being further delivered through the complying development pathway under Chapter 6 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (NSW) (TISEPP). The following complying development certificate (CDC) approvals have been received:

- CDC No. 230736/01: provides for the construction and operation of warehouses S1, S2, S3, S5 and associated infrastructure, on the southern portion of the MPW Site.
- CDC 230736/01 (MOD): CDC 230736/01 approval was modified on 25 June 2025 (230736/01(MOD) to include provision for the storage of dangerous goods within the lease area of Warehouse S5 (liquid petroleum gas). The modified CDC did not include any additional conditions beyond those included as part of the original consent and required under the TISEPP.
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Figure 1-1 MITP Site Layout



3. Scope of Reporting

The works undertaken for the Action within the 21 July 2025 to 20 July 2026 reporting period are outlined below.

3.1. MITP Construction Activities

The following construction activities have been undertaken for the Action during the reporting period:

1. MAAI Intersection - remaining concreting, asphalt placement, kurb and gutter and sign installation, landscaping works, traffic control signals and utility infrastructure installation and commissioning works
2. Cutover Moorebank Stormwater system to final alignment – Lot 100 Headwall
3. OSD 3 and Lot 100 environmental control upgrades to facilitate long term care and maintenance for handover to ESR
4. Construction continuation of warehouse S4
5. Construction completion warehouse S5
6. General environmental works
7. Substation project completion activities.

3.2. MITP Operational Activities

The following operational activities have been undertaken for the Action during the reporting period:

1. Interstate Terminal is operational
2. Testing of the movement and storage of containers in and out of the terminal via rail
3. Testing of truck processing, holding, and loading areas
4. Primary and secondary container loading/ unloading areas established
5. Warehousing and Administrative Activities
6. Security, maintenance and monitoring of all infrastructure and equipment related to the above activities
7. Warehouses S1, S2, S5, N1, N2, MoRDC and MoNDC are operational.

4. Newly Identified Environmental Risks

No new environmental risks were identified during the reporting period.

5. Compliance Summary

5.1. Independent Audit, Potential Breach & Warning Letters

No independent audits against EPBC 2011/6086 were undertaken during the reporting period.

No breach notices or warning letters were issued by DCCEEW during the reporting period.

5.2. Non-compliances identified in the Reporting Period

No non-compliance was identified during the current reporting period.

6. Conclusion

At the completion of this compliance reporting period, no non-compliances had been identified. Works were undertaken in accordance with the Commonwealth Conditions of Approval (EPBC 2011/6086) and management plans, as demonstrated in the compliance table located in Appendix C – Compliance Tracking Table

Appendix A – EPBC 2011/6086 Conditions of Approval

Approval

Moorebank Intermodal Terminal Project – Concept, Moorebank, New South Wales (EPBC 2011/6086)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted	Moorebank Intermodal Company Limited
proponent's ACN	ACN 161 635 105
proposed action	To construct and operate the Moorebank Intermodal Terminal Project, in Southwest Sydney, NSW. [see referral EPBC 2011/6086; and variations approved on 1 July 2014 and 2 February 2016].

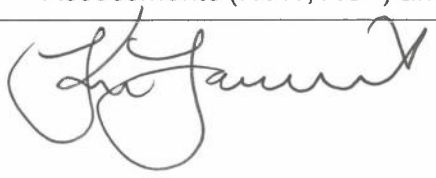
Approval

Controlling provision	Decision
Listed threatened species and communities (sections 18 & 18A)	approve
Commonwealth action (section 28)	approve

conditions of approval
This approval is subject to the conditions specified below.

expiry date of approval
This approval has effect until 31 August 2035.

Decision-maker

name and position	Kim Farrant Assistant Secretary Assessments (NSW, ACT) and Fuel Branch
signature	
date of decision	27.9.16

Conditions attached to the approval

Disturbance limits

1. The person taking the action must not undertake (or permit to be undertaken) any ***construction*** activities or ***operations*** outside the development footprint as depicted in **Annexure 1**.

Environmental management plans

2. For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must prepare a construction environmental management plan (CEMP) addressing at least the elements outlined in Conditions 5 to 13. Apart from ***early works*** as described in Condition 3, ***construction*** must not ***commence*** until all specified CEMP approvals have been obtained in writing, and once approved, the CEMP must be implemented.

   The CEMP may be prepared in stages, in which case the corresponding stage must be clearly defined, and ***construction*** of that stage must not ***commence*** until all specified approvals have been obtained in writing.

3. For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must ensure that ***early works*** are undertaken in accordance with ***SSD 5066*** and comply with the measures described in Condition 8 wherever perfluoroalkyl substance (PFAS) contamination is identified.

4. For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must prepare an operational environmental management plan (OEMP) addressing at least the elements outlined in Conditions 5 to 13. ***Operations*** must not ***commence*** until all specified OEMP approvals have been obtained in writing, and once approved, the OEMP must be implemented.

   The OEMP may be prepared in stages, in which case the corresponding stage must be clearly defined, and ***operations*** of that stage must not ***commence*** until all specified approvals have been obtained in writing.

5. Sections of the CEMP and OEMP relating to traffic must be prepared by a ***suitably qualified expert*** and must:
   a) be consistent with the *Traffic, Transport and Access Provisional Environmental Management Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***
   b) incorporate all measures 4A to 4Q from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'
   c) explain how all measures 4A to 4Q from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed
   d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.

6. Sections of the CEMP and OEMP relating to noise and vibration must be prepared by a ***suitably qualified expert*** and must:

   a) be consistent with the *Noise and Vibration Provisional Environmental Management Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***

   b) incorporate all measures 5A to 5T (CEMP only) and 5U to 5AJ (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'

   c) explain how all measures 5A to 5T (CEMP only) and 5U to 5AJ (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed

   d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.

7. Sections of the CEMP and OEMP relating to biodiversity must be prepared by a ***suitably qualified expert*** and must:

   a) be consistent with the *Biodiversity Provisional Environmental Management Framework* (3 July 2014), provided at Appendix O to the ***finalised EIS***

   b) incorporate all measures 6A to 6R, 6T, 6V and 6X from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'

   c) explain how all measures 6A to 6R, 6T, 6V and 6X from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed

   d) include detailed biosecurity protocols, prepared in consultation with relevant New South Wales and Commonwealth biosecurity agencies, in relation to international and interstate container movement

   e) be approved by ***the Minister***.

8. Sections of the CEMP and OEMP relating to contamination and soils must be prepared by a ***suitably qualified expert*** and must:

   a) be consistent with the *Soils and Contamination Provisional Environmental Management Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***

   b) incorporate all measures 7A to 7K, and 8A to 8AA, from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'

   c) explain how all measures 7A to 7K, and 8A to 8AA, from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed

   d) in relation to management of PFAS:

      i) be consistent with:

         - *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013)
         - *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (under the National Water Quality Management Strategy) including the draft default guideline values for perfluorooctanoic acid (PFOS) and perfluorooctane sulfonic acid (PFOA) in freshwater as applied by the state government
         - relevant Commonwealth environmental management guidance on PFOS and PFOA

      ii) detail implementation and operational procedures, appropriate to the risk posed by any contamination, including:

         - roles and responsibilities
         - management of potential PFAS contaminated sites as yet un-investigated
         - management of areas of known PFAS contamination, including strategies to reduce runoff, dewatering and migration of contamination across and off the proposed site
         - a contingency action plan for unexpected PFAS contaminant discoveries

      iii) detail soil, groundwater and surface water PFAS contamination monitoring requirements and testing and disposal procedures appropriate to the risk posed by any contamination

      iv) include requirements for site validation reports appropriate to the risk posed by any contamination

      v) include requirements for remedial action plans appropriate to the risk posed by any contamination

      vi) detail review procedures appropriate to the risk posed by any contamination

      vii) impose the following performance measures for managing earthworks and the potential for effects to occur due to disturbance of PFAS contaminated soils during construction:

         - contaminated sediment to be discharged outside the site of the action to be minimised
         - contaminated waste material, including excavated soil, to be released through dewatering to be handled appropriately to the risk posed by the contamination and disposed of in an environmentally sound manner such that potential for the PFAS content to enter the environment is minimised

- contaminated waste material, including excavated soil, with a PFOS or PFOA content above 50 milligrams per kilogram (mg / kg) to be stored or disposed of in an environmentally sound manner, such that PFAS content does not enter the environment
- all soil remaining at the site of the action to be suitable for purpose.

e) be approved by ***the Minister***.

9. Sections of the CEMP and OEMP relating to water must be prepared by a ***suitably qualified expert*** and must:
   a) be consistent with the *Water Quality, Stormwater and Flooding Provisional Environmental Management Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***
   b) incorporate all measures 9A to 9AG from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'
   c) explain how all measures 9A to 9AG from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed
   d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.

10. Sections of the CEMP and OEMP relating to air quality must be prepared by a ***suitably qualified expert*** and must:
   a) be consistent with the *Air Quality Provisional Environmental Management Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***
   b) incorporate all measures 10A to 10U (CEMP only) and 10V to 10AH and 11A to 11H (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'
   c) explain how all measures 10A to 10U (CEMP only) and 10V to 10AH and 11A to 11H (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed
   d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.

11. Sections of the CEMP and OEMP relating to Aboriginal heritage must be prepared by a ***suitably qualified expert*** and must:
   a) be consistent with the *Aboriginal Heritage Provisional Environmental Management Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***
   b) incorporate all measures 12A to 12G from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'
   c) explain how all measures 12A to 12G from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed
   d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.

12. Sections of the CEMP and OEMP relating to European heritage must be prepared by a ***suitably qualified*** **expert** and must:

    a) be consistent with the *European Heritage Provisional Environmental Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***

    b) incorporate all measures 13A to 13M from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'

    c) explain how all measures 13A to 13M from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed

    d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.

13. Sections of the CEMP and OEMP relating to visual impacts (including light spill) must be prepared by a ***suitably qualified expert*** and must:

    a) be consistent with the *Light Spill Provisional Environmental Management Framework* (2 July 2014), provided at Appendix O to the ***finalised EIS***

    b) incorporate all measures 14A to 14H from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'

    c) explain how all measures 14A to 14H from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed

    d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.

Biodiversity offsets

14. To address residual impacts on protected biodiversity values, including ***listed threatened species and communities***, the person taking the action must finalise a biodiversity offset strategy (BOS). The BOS must be approved in writing within twelve (12) months of ***commencement*** of ***early works***, by a ***relevant New South Wales regulator***, and once approved must be implemented. The BOS must be prepared by a ***suitably qualified expert*** and must:

    a) be consistent with the biodiversity offsets strategy provided at Appendix E to the ***finalised EIS***

    b) incorporate all measures 6S, 6U, 6W and 6Y to 6AA from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'

    c) incorporate all measures 6S, 6U, 6W and 6Y to 6AA from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' or justify any alternative protocols

    d) offset impacts on protected biodiversity values including ***listed threatened species and communities*** in accordance with the ***FBA***

    e) include map(s) and ***shapefiles*** that identify the location and boundaries of all offset sites

    f) be approved by a ***relevant New South Wales regulator***, and also by ***the Minister*** if the BOS does not involve the protection and management in perpetuity of the 'Casula', 'Moorebank' and 'Wattle Grove' Offset Areas identified at **Annexure 2**.

15. Until the BOS described in Condition 14 is approved, the person taking the action must manage the 'Casula', 'Moorebank' and 'Wattle Grove' Offset Areas identified at **Annexure 2**, for the protection of native vegetation, and in particular the vulnerable Small-Flower Grevillea (*Grevillea parviflora* subsp. *parviflora*) and endangered Nodding Geebung (*Persoonia nutans*).

Administrative conditions

16. Within ten (10) days after the ***commencement*** of ***construction***, the person taking the action must advise ***the Department*** in writing of the actual date of ***commencement***.

17. The person taking the action must provide ***the Department*** with copies of all management plans or strategies required by this approval within one (1) month of their approval.

18. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or strategies required by this approval, and make them available upon request to ***the Department***. Such records may be subject to audit by ***the Department*** or an independent auditor in accordance with section 458 of ***the EPBC Act***, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on ***the Department***'s website. The results of audits may also be publicised through the general media.

19. Unless otherwise agreed in writing by ***the Minister***, within three (3) months of every twelve (12) month anniversary of the ***commencement*** of ***construction***, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management and strategies as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to ***the Department*** at the same time as the compliance report is published. Reports must remain published for the life of this approval. The person taking the action must continue to publish these reports each year until such time as agreed in writing by ***the Minister***.

20. Upon the direction of ***the Minister***, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to ***the Minister***. The independent auditor, and audit criteria, must be approved by ***the Minister*** prior to the commencement of the audit. Audit criteria must be agreed to by ***the Minister*** and the audit report must address the criteria to the satisfaction of ***the Minister***.

21. The person taking the action may choose to revise a management plan or strategy approved by ***the Minister*** under Conditions 2, 4 or 14 without submitting it for approval under section 143A of ***the EPBC Act***, if the taking of the action in accordance with the revised plan or strategy would not be likely to have a ***new or increased impact***. If the person taking the action makes this choice they must:

    a) notify ***the Department*** in writing that the approved plan or strategy has been revised and provide ***the Department*** with an electronic copy of the revised plan or strategy

    b) implement the revised plan or strategy from the date that the plan or strategy is submitted to ***the Department***

    c) for the life of this approval, maintain a record of the reasons the approval holder considers that taking the action in accordance with the revised plan or strategy would not be likely to have a ***new or increased impact***.

    Note: Condition 21 does not affect any obligation to consult or seek approval from a ***relevant New South Wales regulator*** when revising a management plan or strategy.

22. The person taking the action may revoke their choice under Condition 21 at any time by notice to ***the Department***. If the person taking the action revokes the choice to implement a

revised plan or strategy, without approval under section 143A of ***the EPBC Act***, the plan or strategy approved by ***the Minister*** must be implemented.

23. Condition 21 does not apply if the revisions to the approved plan or strategy include changes to environmental offsets provided under the plan or strategy in relation to a matter protected by a controlling provision for the action, unless otherwise agreed in writing by ***the Minister***. This does not otherwise limit the circumstances in which the taking of the action in accordance with a revised plan or strategy would, or would not, be likely to have ***new or increased impacts***.

24. If ***the Minister*** gives a notice to the person taking the action that ***the Minister*** is satisfied that the taking of the action in accordance with the revised plan or strategy would be likely to have a ***new or increased impact***, then:

    a) Condition 21 does not apply, or ceases to apply, in relation to the revised plan or strategy

    b) the person taking the action must implement the plan or strategy approved by ***the Minister***.

    To avoid any doubt, this condition does not affect any operation of Conditions 21, 22 or 23 in the period before the day the notice is given.

    At the time of giving the notice ***the Minister*** may also notify that for a specified period of time, Condition 21 does not apply for one or more specified plans or strategies required under the approval.

25. Conditions 21 to 24 are not intended to limit the operation of section 143A of ***the EPBC Act*** which allows the person taking the action to submit a revised plan or strategy to ***the Minister*** for approval.

26. If, at any time after five (5) years from the date of this approval, the person taking the action has not ***commenced construction***, then the person taking the action must not ***commence construction*** without the written agreement of ***the Minister***.

27. Unless otherwise agreed to in writing by ***the Minister***, the person taking the action must publish all management plans and strategies referred to in these conditions of approval (including the ***finalised EIS***) on their website. Each management plan and strategy must be published on the website within one (1) month of being approved by ***the Minister*** or being submitted under Condition 21.

Notes

Management plans or strategies referred to in Conditions 2, 4 and 14 may be reorganised for administrative efficiency provided that all specified requirements are addressed and that each document is submitted with a clear description of the condition(s) it is intended to satisfy.

Definitions

Commencement (also ***commence***, ***commenced*** etc) means the first instance of an activity.

Construction means the erection of any structures or the formation of any hardstand surfaces, as well as any preparatory earthworks or clearing of vegetation, in relation to the action, with the exception of:

- installation of temporary signage
- installation of temporary fencing
- erection of temporary site compounds and construction facilities or relocation of services not requiring the clearance of any ***listed threatened species and communities*** or endangered ecological communities for the purpose of the New South Wales *Threatened Species Conservation Act 1995*
- exploratory, mitigation or asset protection measures required in the fulfilment of these or other conditions of regulatory approval.

The Department means the Australian Government department or other agency with responsibility for administration of the EPBC Act.

Early works, also known as pre-construction works, have the definition provided in ***SSD 5066***.

The EPBC Act is the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, as amended from time to time.

The ***finalised EIS*** means the environmental impact statement, dated December 2015, published pursuant to the assessment of the action under ***the EPBC Act***, and also includes such portions of the draft environmental impact statement dated October 2014 as are referenced by the finalised environmental impact statement.

The ***FBA*** is the Framework for Biodiversity Assessment – a public policy framework administered by the New South Wales Office of Environment and Heritage for the assessment of impacts on biodiversity and the corresponding implementation of offsets (compensation).

Listed threatened species and communities are flora and fauna species and ecological communities that are listed under the ***EPBC Act*** as vulnerable, endangered or critically endangered.

The Minister is the Australian Government minister responsible for administration of the ***EPBC Act***, and includes any delegate of that minister.

A ***new or increased impact*** is a new or increased impact on any matter protected by the controlling provisions for the action, when compared to a plan or strategy that has already been approved by ***the Minister***.

Operations means any handling of freight at the site of the action, including introduction to the site, storage, transfer or transit but explicitly excluding ***construction*** activities.

A ***relevant New South Wales regulator*** is a New South Wales minister or government agency whose official role includes providing advice, developing policy and / or implementing regulation in relation to the subject matter to which a condition relates. To be clear, their ordinary functions need not be strictly regulatory in nature.

Shapefiles are ESRI ARCGIS Shapefiles, containing '.shp', '.shx' and'.dbf' files and other files. Shapefiles must include appropriate metadata capturing attributes including but not limited to the EPBC reference number of the approved action and details of the ***listed threatened species and communities*** present within the offset, covenant or legal protection details, including type and

identification. ***The Department*** prefers shapefiles using the Geocentric Datum of Australia (GDA) 94.

SSD 5066 is the development consent, reference SSD 5066, granted in relation to the action under section 89E of the New South Wales *Planning and Environment Act 1979*.

Suitably qualified expert refers to a person with tertiary qualifications and a minimum of five (5) years demonstrated experience relevant to the task in question.

Annexure 1 – development footprint

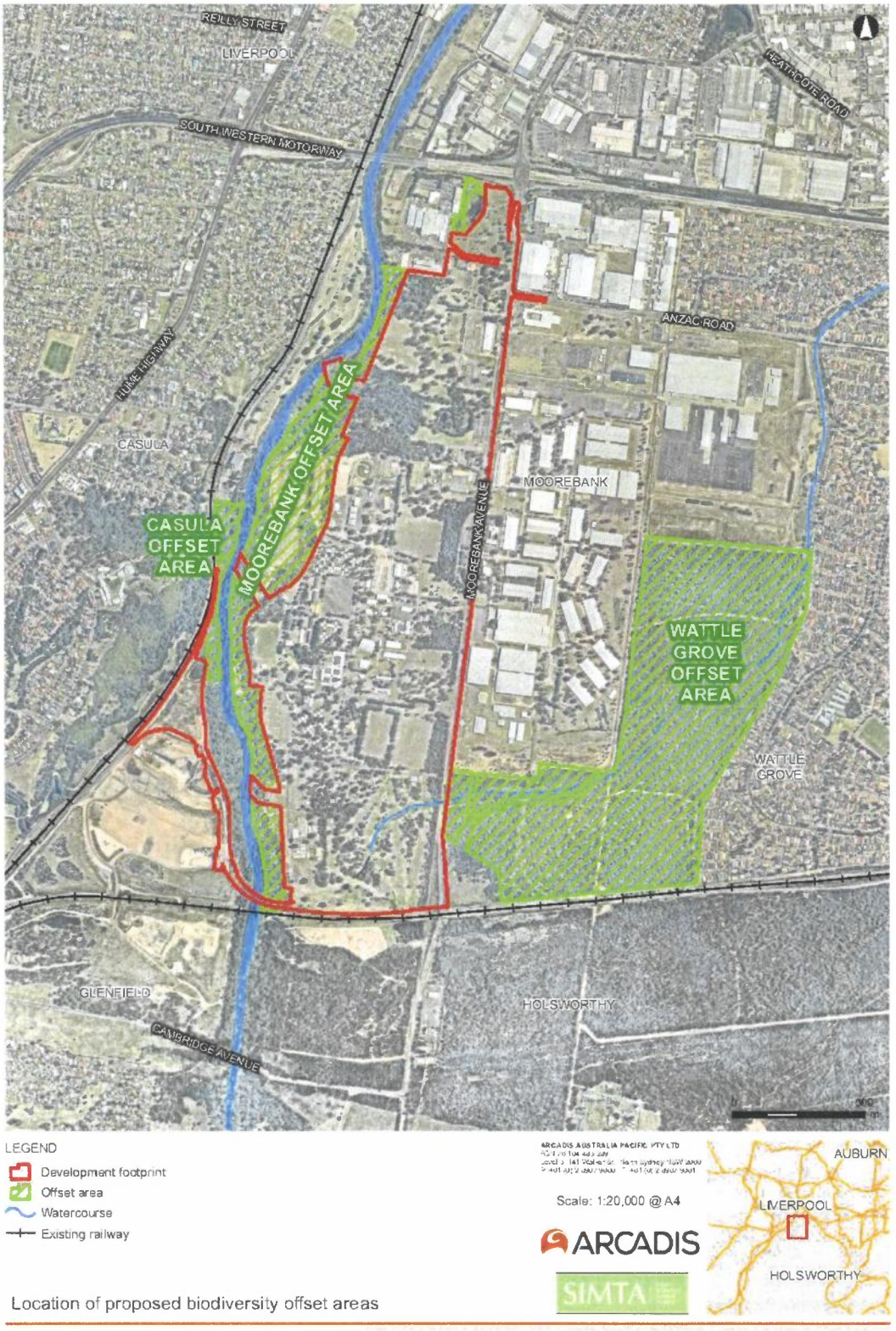
Annexure 1 - Development Footprint



Development Footprint

Annexure 2 – proposed offset areas

Annexure 2 - Proposed Offset Areas



Location of proposed biodiversity offset areas

Appendix B – EPBC 2011/6086 Variation to Approval Conditions

Australian Government
Department of the Environment and Energy

VARIATION OF CONDITIONS ATTACHED TO APPROVAL

Moorebank Intermodal Terminal Project – Concept, Moorebank, New South Wales (EPBC 2011/6086)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

Person to whom the approval is granted	Qube RE Services (No. 2) Pty Ltd ACN: 605 751 782
Proposed action	To construct and operate the Moorebank Intermodal Terminal Project, in Southwest Sydney, NSW. [see referral EPBC 2011/6086; and variations approved on 1 July 2014 and 2 February 2016]

Variation

Variation of conditions attached to approval	The variation is: Delete conditions 2 and 14 to the approval and substitute with conditions 2 and 14 as specified below. Add conditions 2A, 2B and 3A as specified below. Delete definition of ***Construction*** attached to the approval and substitute with the definition specified below Add definitions of ***Moorebank Avenue***, ***Site Contamination NEPM*** and ***PFAS NEMP*** as specified below. Add Annexure 3, as specified below.
Date of effect	This variation has effect on the date the instrument is signed

Person authorised to make decision

Name and position	Greg Manning Assistant Secretary Assessments and Post Approvals Branch
Signature	
Date of decision	17 September 2019

Conditions of approval

2. For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must prepare a construction environmental management plan (CEMP) addressing at least the elements specified in Conditions 5 to 13. Apart from ***early works,*** as described in Condition 3, the person taking the action must not **commence *construction*** until all specified CEMP approvals have been obtained in writing. The approved CEMP must be implemented.

2A. The CEMP may be prepared in stages, in which case the corresponding stage must be clearly defined, and the person taking the action must not **commence *construction*** of any stage until all specified approvals required for that stage have been obtained in writing.

2B. The CEMP corresponding to the stage that is confined to the upgrade of ***Moorebank Avenue*** is exempt from the requirements of Condition 8(d).

3A. For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must implement the following for the stage that is confined to the upgrade of ***Moorebank Avenue*:**

a) comprehensively sample the soil, sediment, surface water, groundwater, and other material at ***Moorebank Avenue*** for PFAS contamination prior to any construction commencing. Sampling must be consistent with the requirements set out in the ***Assessment of Site Contamination NEPM*** and sufficient to delineate any site contamination (with 95% confidence). PFAS must be analysed in samples at ultratrace level and reported in accordance with guidance set out in the ***PFAS NEMP***;

b) record the origin, nature, volume, concentrations and masses of PFAS contaminants, source location, and intended placement location of soil and other material imported to ***Moorebank Avenue***;

c) analyse and record the origin, nature, volume, concentrations and masses of PFAS contaminants, of soil, sediment, water and other materials taken, excavated, extracted or discharged from within ***Moorebank Avenue***, at an appropriate frequency to allow for effective management intervention;

d) record the source location, and intended disposal destination of soil, sediment, water and other materials taken, excavated, extracted or discharged from within ***Moorebank Avenue;***

e) not infiltrate, recharge, discharge, or re-use water arising from dewatering if the mean concentrations of PFAS contaminants exceed the ecosystem freshwater guideline values for the 95% species protection set out in the ***PFAS NEMP***;

f) treat water in (d) above the limits set in (e) to remove the PFOS and PFOA content to at or below these limits before being infiltrated, recharged or discharged[1];

g) manage, treat, remediate, or dispose of any soil with concentrations of PFOS, PFHxS, or the sum of PFOS+PFHxS greater than 0.01 mg/kg and below 50mg/kg or ppm, and / or concentrations of PFOA greater than 0.3 mg/kg and below 50mg/kg or ppm, in accordance with the ***PFAS NEMP***;

h) in accordance with the ***PFAS NEMP***, treat, remediate, completely contain, or destroy any PFAS-contaminated material including water and excavated soil, with a PFOS, PFOA, or PFHxS content above 50 milligrams per kilogram (mg/kg or ppm) such that PFAS contaminants are prevented from entering the environment;

[1] It is recognised that there may be operational constraints on treatment plant process that mean treatment levels may vary over time. With this in mind water must not be re-infiltrated if it is more than 50% above the limit (i.e., 0.195 µg/L and 330 µg/L).

i) not re-use excavated and extracted soils and sediments until the conditions in (g) and (h) are met. Temporary or long term stockpiling of soils, sediments and materials, such as while analysis is undertaken, must be in accordance with guidance set out in the ***PFAS NEMP***.

14. To address residual impacts on protected biodiversity values, including *listed threatened species and communities,* the person taking the action must submit to the Minister for approval a Biodiversity Offset Strategy and Management Plan (BOSaMP). The BOSaMP must be prepared by a *suitably qualified expert* and must:

a) be consistent with the biodiversity offsets strategy provided at Appendix E to the *finalised EIS*
b) incorporate all measures 6S, 6U, 6W and 6Y to 6AA from Table 7.1 of the *finalised EIS* that are described as 'mandatory'
c) incorporate all measures 6S, 6U, 6W and 6Y to 6AA from Table 7.1 of the *finalised EIS* that are described as 'subject to review' or justify any alternative protocols
d) offset impacts on protected biodiversity values including *listed threatened species and communities* in accordance with the ***FBA***
e) include map(s) and *shapefiles* that identify the location and boundaries of all offset sites and
f) involve the protection and management in perpetuity of the 'Casula', 'Moorebank' and 'Wattle Grove' Offset Areas identified at Annexure 2 (now known as the BA341 biobank site).

The approval holder must not **commence construction** other than directly required for the upgrade of Moorebank Avenue until the BOSaMP has been approved by the **Minister** in writing. The approved BOSaMP must be implemented.

Definitions

Construction means any horizontal or vertical works, including the erection of any structures or the formation of any hardstand surfaces, as well as any preparatory earthworks or clearing of vegetation, in relation to the action, with the exception of:

- installation of temporary signage
- installation of temporary fencing
- erection of temporary site compounds and construction facilities or relocation of services not requiring the clearance of any ***listed threatened species and communities*** or endangers ecological communities for the purpose of the New South Wales *Biodiversity Conservation Act 2016*
- exploration, mitigation or asset protection measures required in the fulfilment of these or other conditions of regulatory approval.

Moorebank Avenue means the area highlighted in yellow in Annexure 3.

PFAS NEMP means the current published version of the *PFAS National Environmental Management Plan* as updated from time to time (as published by the Heads of Environment Protection Agencies Australia and New Zealand (HEPA); currently version 2.0 (consultation draft), published in March 2019 and accessible via the Environment Protection Agency Victoria website [www.epa.vic.gov.au/your-environment/land-and-groundwater/pfas-in-victoria/pfas-nemp-2-0].

Site Contamination NEPM means the *National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM) 1999, amended (varied) on 11 April 2013 and registered 15 May 2013*, by National Environment Protection Council (NEPC); Commonwealth of Australia, Canberra [www.nepc.gov.au/nepms/assessment-site-contamination].

Annexure 3 – Moorebank Avenue



Moorebank Avenue is the area shaded yellow in this Annexure.

Appendix C – Compliance Tracking Table

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
Disturbance Limits				
1	The person taking the action must not undertake (or permit to be undertaken) any ***construction*** activities or ***operations*** outside the development footprint as depicted in ***Annexure 1***.	During construction	Compliant	No construction activities or operations were undertaken outside the development footprint during the reporting period.
Environmental Management Plans				
2 EPBC Variation 2011/ 6086 September 2019	For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must prepare a construction environmental management plan (CEMP) addressing at least the elements specified in Conditions 5 to 13. Apart from ***early works***, as described in Condition 3, the person taking the action must not ***commence construction*** until all specified CEMP approvals have been obtained in writing. The approved CEMP must be implemented.	Prior to the commencement of and during construction.	Compliant	The agreed date of commencement for construction works on the MPW S2 Site was 22 July 2021, outside of the current reporting period. The revised CEMP (revision U, dated 18 November 2024) was submitted to DCCEEW under CoA 21 and is currently being implemented on site. The MPW South Addendum to the MPW Stage 2 and 3 CEMP (Revision 2, dated 28 February 2024) was submitted to DCCEEW for information on the 06 March 2024 in accordance with CoA 21.
2A EPBC Variation 2011/ 6086 September 2019	The CEMP may be prepared in stages, in which case the corresponding stage must be clearly defined, and the person taking the action must not ***commence construction*** of any stage until all specified approvals required for the stage have been obtained in writing.	Prior to the commencement of construction	Not applicable	The CEMP is not being staged.
2B EPBC Variation 2011/ 6086 September 2019	The CEMP corresponding to the stage that is confined to the upgrade of ***Moorebank Avenue*** is exempt from the requirements of Condition 8(d).	Prior to the commencement of construction	Not applicable	Noted
3	For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must ensure that ***early works*** are undertaken in accordance with ***SSD 5066*** and comply with the measures described in Condition 8 wherever perfluoroalkyl substance (PFAS) contamination is identified.	During construction	Compliant	Early works under SSD 5066 were completed prior to this reporting period, as previously reported, they and were undertaken in accordance with the requirements of CoA 8.
3A EPBC Variation 2011/ 6086 September 2019	For the protection of the environment, including ***listed threatened species and communities***, the person taking the action must implement the following for the stage that is confined to the upgrade of ***Moorebank Avenue***: a) comprehensively sample the soil, sediment, surface water, groundwater, and other material at Moorebank Avenue for PFAS contamination prior to any construction commencing. Sampling must be consistent with the requirements set out in the Assessment of Site Contamination NEPM and sufficient to delineate any site contamination (with 95% confidence). PFAS must be analysed in samples at ultratrace level and reported in accordance with guidance set out in the PFAS NEMP;	Prior to the commencement of construction	Compliant	The MAUW CMP was submitted to DCCEEW for approval on 12 August 2021 and was approved 26 October 2021. The revised version of MAUW CMP (Version 7, dated 26 May 2021) was provided to DCCEEW for information on 11 November 2021 under CoA 21. The revised version of MAUW CMP included updates to demonstrate compliance against Condition 3A and EPBC Variation 2011/ 6086 September 2019. The revised Moorebank Avenue Upgrade Works Contamination Management Plan was prepared by suitably qualified persons in accordance with this condition and approved by the NSW Regulator on 28 September 2021. CoA requirement is included in Section 1.1 of MAUW CMP. EP Risk undertook a PFAS soil, sediment and surface water Assessment at the Site in compliance with this condition. No past or present primary source of PFAS was found at the MAUW Site. EP Risk also examined the PFAS concentration groundwater which reported PFOS at concentrations above the 99% ecological freshwater species protection criteria (0.00023 µg/L) but below the 95% ecological freshwater criteria (0.13 µg/L).
	b) record the origin, nature, volume, concentrations and masses of PFAS contaminants, source location, and intended placement location of soil and other material imported to ***Moorebank Avenue***;	Prior to the commencement of construction	Compliant	CoA requirement is included in Appendix D, and managed under EMP11 of the approved MPW Long term Environmental Management Plan (MPW LTEMP - rev13 dated 01 December 2020, EP Risk). No material has been imported to Moorebank Avenue during the reporting period. No PFAS contaminated material has been identified beyond those in known areas and placed site areas during the reporting period.
	c) analyse and record the origin, nature, volume, concentrations and masses of PFAS contaminants, of soil, sediment, water and other materials taken, excavated, extracted or discharged from within ***Moorebank Avenue***, at an appropriate frequency to allow for effective management intervention;	Prior to the commencement of construction	Compliant	CoA requirement is included in Appendix D, and managed under EMP04, EMP05, EMP 06 and EMP 07 of the approved MPW LTEMP. No PFAS contaminated material has been taken, excavated, extracted or discharged from within Moorebank Avenue during the reporting period.
	d) record the source location, and intended disposal destination of soil, sediment, water and other materials taken, excavated, extracted or discharged from within ***Moorebank Avenue***;	Prior to the commencement of construction	Compliant	Source location and disposal destination of soil is demonstrated in the following waste dockets: - LOAD&GO Daily Load Docket (#64590, dated 06/05/2025) - LOAD&GO Daily Docket (#152725, dated 06/05/2025) - LOAD&GO Daily Docket (#160003, dated 06/05/2025) - LOAD&GO Daily Docket (#166159, dated 07/05/2025). No other materials have been excavated, extracted or discharged from within Moorebank Avenue. Water discharged from within Moorebank Avenue is discharged via DP 3 under the applicable EPL 21054 to the Georges River.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
	e) not infiltrate, recharge, discharge, or re-use water arising from dewatering if the mean concentrations of PFAS contaminants exceed the ecosystem freshwater guideline values for the 95% species protection set out in the ***PFAS NEMP***;	Prior to the commencement of construction	Compliant	CoA requirement is included in Appendix D, and stormwater is managed under EMP17 of the approved MPW LTEMP. Water discharged from within Moorebank Avenue is discharged via DP 3 under the applicable EPL 21054 to the Georges River.
	f) treat water in (d) above the limits set in (e) to remove the PFOS and PFOA content to at or below these limits before being infiltrated, recharged or discharged':	Prior to the commencement of construction	Compliant	CoA requirement is included in Appendix D, and treatment of stormwater is managed under EMP17 of the approved MPW LTEMP. Water discharged from within Moorebank Avenue is discharged via DP 3 under the applicable EPL 21054 to the Georges River. Water discharge during the period has not required treatment PFAS.
	g) manage, treat, remediate, or dispose of any soil with concentrations of PFOS, PFHxS, or the sum of PFOS+PFHxS greater than 0.01 mg/kg and below 50mg/kg or ppm, and I or concentrations of PFOA greater than 0.3 mg/kg and below 50mg/kg or ppm, in accordance with the ***PFAS NEMP***;	Prior to the commencement of construction	Compliant	CoA requirement is included in Appendix D, and managed under EMP04, EMP05, EMP 06 and EMP 07 of the approved MPW LTEMP. There has been no relevant management, treatment, remediation or disposal of soil required during the reporting period as PFOS, PFOA, or PFHxS content criteria was not exceeded.
	h) in accordance with the ***PFAS NEMP***, treat, remediate, completely contain, or destroy any PFAS-contaminated material including water and excavated soil, with a PFOS, PFOA, or PFHxS content above 50 milligrams per kilogram (mg/kg or ppm) such that PFAS contaminants are prevented from entering the environment;	Prior to the commencement of construction	Compliant	Treatment and remediation was not required as PFOS, PFOA, or PFHxS content above 50 milligrams per kilogram (mg/kg or ppm) was not detected within soil or water during the reporting period.
	I) not re-use excavated and extracted soils and sediments until the conditions in (g) and (h) are met. Temporary or long term stockpiling of soils, sediments and materials, such as while analysis is undertaken, must be in accordance with guidance set out in the ***PFAS NEMP***.	Prior to the commencement of construction	Compliant	PFOS, PFOA, or PFHxS content above 50 milligrams per kilogram (mg/kg or ppm) was not detected within soil or water within the MAUW Site during the reporting period. CoA requirement is included in Appendix D, and stockpiles are managed under EMP 06 of the approved MPW LTEMP.
4	For the protection of the environment, including ***listed threatened species and communities*** , the person taking the action must prepare an operational environmental management plan (OEMP) addressing at least the elements outlined in Conditions 5 to 13. ***Operations*** must not ***commence*** until all specified OEMP approvals have been obtained in writing, and once approved, the OEMP must be implemented. The OEMP may be prepared in stages, in which case the corresponding stage must be clearly defined, and ***operations*** of that stage must not ***commence*** until all specified approvals have been obtained in writing.	Prior to the commencement of and during operations.	Compliant	The MPW Stage 2 OEMP (Rev 9, dated 30 April 2026) was prepared by suitably qualified experts and approved by a delegate of the Minister on 22 May 2024. Appendix A of the MPW Stage 2 OEMP addresses conditions 5 to 13. The MPW Stage 2 OEMP is not being staged. MPW S2 operational activities were undertaken during the reporting period. The revised OEMP (revision 9, dated April 2026) was submitted to DCCEEW on the 16th August 2026 under CoA 21 and is currently being implemented on site.
5	Sections of the CEMP and OEMP relating to traffic must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The revised MPW Stage 2 and MPW Stage 3 CTAMP (Rev Q, dated 18 November 2024) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. CoA requirement is included in the author details table. The revised MPW South CTAMP Addendum (rev 3, dated 05 June 2025) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The revised OTAMP (revision 11, dated January 2026) was submitted to DCCEEW under CoA 21 on the 16 August 2026 and is currently being implemented on site. CoA requirement is included in Section 1 of the OTAMP.
	a) be consistent with the *Traffic, Transport and Access Provisional Environmental Management Framework* (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	CoA requirement is addressed in Section 2 of the MPW Stage 2 and Stage 3 CTAMP. CoA requirement is addressed in Section 2.2.1 of the MPW Stage 2 OTAMP.
	b) incorporate all measures 4A to 40 from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix A of the MPW Stage 2 and Stage 3 CTAMP. CoA requirement is included in Section 3 and Section 4 of the MPW Stage 2 OTAMP.
	c) explain how all measures 4A to 40 from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix A of the MPW Stage 2 and Stage 3 CTAMP. CoA requirement is included in Section 3 and Section 4 of the MPW Stage 2 OTAMP.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
	d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.	Prior to the commencement of construction and operation.	Compliant	The CTAMP was originally approved by the NSW Regulator on 23/03/2020. The revised MPW Stage 2 and Stage 3 CTAMP (Rev Q, dated 18 November 2024) was approved by the NSW Regulator on 21 January 2025. The MPW S2 OTAMP was originally approved by the NSW Regulator on the 20/12/2023. The MPW Stage 2 OTAMP (rev 11, dated January 2026) was approved by the NSW Regulator on 10 August 2026.
6	Sections of the CEMP and OEMP relating to noise and vibration must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The revised CNVMP (revision 18, dated 18 November 2024) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The CNVMP was prepared by suitably qualified persons in accordance with this condition. Table 11 in Section 3.1.2 of the MPW Stage 2 and Stage 3 CNVMP addresses this requirement. The revised MPW South CNVMP Addendum (revision 4, dated 15 June 2025) was submitted to DCCEEW under CoA 21 in a previous reporting period and is currently being implemented on site. The revised MPW S2 ONMP (revision 6, dated January 2026) was submitted to DCCEEW under CoA 21 in August 2026 and is currently being implemented on site. The ONMP was prepared by suitably qualified persons in accordance with this condition, Appendix A of the MPW Stage 2 ONMP addresses this requirement.
	a) be consistent with the *Noise and Vibration Provisional Environmental Management Framework* (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	Table 11 in Section 3.1.2 of the MPW Stage 2 and Stage 3 CNVMP addresses this requirement. Appendix A of the MPW Stage 2 ONMP addresses this requirement.
	b) incorporate all measures 5A to 5T (CEMP only) and 5U to 5AJ (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Table 10 of the MPW Stage 2 and Stage 3 CNVMP. CoA requirement is included in Section 3 and Section 4 of the MPW Stage 2 ONMP.
	c) explain how all measures 5A to 5T (CEMP only) and 5U to 5AJ (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Table 10 of the MPW Stage 2 and Stage 3 CNVMP. CoA requirement is included in Section 3 and Section 4 of the MPW Stage 2 ONMP.
	d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 2 and Stage 3 CNVMP (Rev 18, dated 18 November 2024) was approved by the NSW Minister on 21 January 2025. The MPW Stage 2 ONMP was originally approved by the NSW Regulator on 08/03/2024. The MPW Stage 2 ONMP (Rev 6, dated January 2026) was approved by the NSW Minister on 10 August 2026.
	Sections of the CEMP and OEMP relating to biodiversity must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The revised MPW S2 CFFMP (revision Q, dated 18 November 2024) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The CFFMP was prepared by suitably qualified persons in accordance with this condition. The revised CFFMP South Addendum (revision 3, dated 05 June 2025) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The revised OFFMP (revision 09, dated January 2026) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The OFFMP was prepared by suitably qualified persons in accordance with this condition.
	a) be consistent with the *Biodiversity Provisional Environmental Management Framework* (3 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 3.2 of the MPW Stage 2 CFFMP. CoA requirement is included in Section 1.4 and Table 1-1 of the MPW Stage 2 OFFMP.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
7	b) incorporate all measures 6A to 6R, 6T, 6V and 6X from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 3.3 of the MPW Stage 2 CFFMP. CoA requirement is included in Section 4.4 of the MPW Stage 2 OFFMP.
	c) explain how all measures 6A to 6R, 6T, 6V and 6X from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 3.3 of the MPW Stage 2 CFFMP. CoA requirement is included in Section 4.4 of the MPW Stage 2 OFFMP.
	d) include detailed biosecurity protocols, prepared in consultation with relevant New South Wales and Commonwealth biosecurity agencies, in relation to international and interstate container movement	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix C of the MPW Stage 2 CFFMP. CoA requirement is also included in Section 4.2 and Appendix E (Biosecurity Protocol) of the MPW Stage 2 OFFMP.
	e) be approved by ***the Minister*** .	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 2 CFFMP - Rev K, dated 10 March 2020 was submitted to DCCEEWW for approval on 2 April 2020 and approved on 26 October 2021. The revised CFFMP (revision Q, dated 18 November 2024) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The revised CFFMP South Addendum (revision 3, dated 05 June 2025) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The MPW Stage 2 Operational Flora and Fauna Management Plan (OFFMP - Rev 08, dated 08 November 2024) was approved by a delegate of the Minister during the previous reporting period. The revised OFFMP (revision 09, dated January 2026) was submitted to DCCEEW under CoA 21 during in August 2026 and is currently being implemented on site.
8	Sections of the CEMP and OEMP relating to contamination and soils must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The Moorebank Precinct West Per & Poly-fluoroalkyl Management Plan - Construction (PFASMP - rev K, dated 21 July 2021) was prepared by suitably qualified persons in accordance with this condition. The Moorebank Precinct West Long-Term Environmental Management Plan, (LTEMP - Version 13, dated 1 December 2020) was prepared by suitably qualified persons in accordance with this condition.
	a) be consistent with the *Soils and Contamination Provisional Environmental Management Framework* (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix E of the MPW LTEMP.
	b) incorporate all measures 7A to 7K, and 8A to 8AA, from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix E, Table E3 of the MPW LTEMP
	c) explain how all measures 7A to 7K, and 8A to 8AA, from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix E, Table E3 of the MPW LTEMP
	d) in relation to management of PFAS:	Prior to the commencement of construction and operation.	Compliant	Specific CoA requirements are addressed within applicable management plans.
	i) be consistent with: • National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) • Australian and New Zealand Guidelines for Fresh and Marine Water Quality (under the National Water Quality Management Strategy) including the draft default guideline values for perfluorooctanoic acid (PFOS) and perfluorooctane sulfonic acid (PFOA) in freshwater as applied by the state government • relevant Commonwealth environmental management guidance on PFOS and PFOA	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 3 of the MPW PFASMP. CoA requirement is included in Section 4 and Appendix D of the MPW LTEMP.
	ii) detail implementation and operational procedures, appropriate to the risk posed by any contamination, including: • roles and responsibilities • management of potential PFAS contaminated sites as yet un-investigated • management of areas of known PFAS contamination, including strategies to reduce runoff, dewatering and migration of contamination across and off the proposed site • a contingency action plan for unexpected PFAS contaminant discoveries detail soil, groundwater and surface water PFAS contamination monitoring requirements and testing and disposal procedures appropriate to the risk posed by any contamination	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 6, Section 7 and Section 10 of the MPW PFASMP. CoA requirement is included in Section 4.1 and Appendix D of the MPW LTEMP.
	iii) detail soil, groundwater and surface water PFAS contamination monitoring requirements and testing and disposal procedures appropriate to the risk posed by any contamination	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 9 of the MPW PFASMP. CoA requirement is included in Appendix D of the MPW LTEMP.
	iv) include requirements for site validation reports appropriate to the risk posed by any contamination	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 9.2 and Appendix E of the MPW PFASMP.
	v) include requirements for remedial action plans appropriate to the risk posed by any contamination	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in the Appendix E - Remediation Action Plan of the MPW PFASMP.
	vi) detail review procedures appropriate to the risk posed by any contamination	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 11 of the MPW PFASMP. CoA requirement is included in Appendix D of the MPW LTEMP.
	vii) impose the following performance measures for managing earthworks and the potential for effects to occur due to disturbance of PFAS contaminated soils during construction: • contaminated sediment to be discharged outside the site of the action to be minimised • contaminated waste material, including excavated soil, to be released through dewatering to be handled appropriately to the risk posed by the contamination and disposed of in an environmentally sound manner such that potential for the PFAS content to enter the environment is minimised • contaminated waste material, including excavated soil, with a PFOS or PFOA content above 50 milligrams per kilogram (mg / kg) to be stored or disposed of in an environmentally sound manner, such that PFAS content does not enter the environment • all soil remaining at the site of the action to be suitable for purpose.	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 7 of the MPW PFASMP. CoA requirement is included in Appendix D of the MPW LTEMP.
	e) be approved by ***the Minister*** .	Prior to the commencement of construction and operation.	Compliant	The revised PFASMP (rev K, dated 21 July 2021) and LTEMP (Version 13, dated 1 December 2020) were submitted to DCCEEWW on 11 August 2021 and approved on 26 October 2021.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
9	Sections of the CEMP and OEMP relating to water must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 2 and Stage 3 Construction Soil and Water Management Plan (CSWMP - Rev 18, dated 12 November 2021) was prepared by suitably qualified persons in accordance with this condition. The revised CEMP South Addendum (revision 03, 16 June 2025) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The revised MPW Stage 2 SIOMP (revision 05, dated January 2026) was submitted to DCCEEW under CoA 21 in August 2026 and is currently being implemented on site. CoA requirement has been addressed in Appendix A of the SIOMP.
	a) be consistent with the *Water Quality, Storm water and Flooding Provisional Environmental Management Framework* (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 2 and Stage 3 CSWMP was prepared in accordance with this CoA. The requirement is addressed in Section 1.3 of the CSWMP. The MPW Stage 2 SIOMP was prepared in accordance with this CoA.
	b) incorporate all measures 9A to 9AG from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 1.3 of the MPW Stage 2 and Stage 3 CSWMP. CoA requirement is included in Table 3-4 of the MPW Stage 2 SIOMP.
	c) explain how all measures 9A to 9AG from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 1.3 of the MPW Stage 2 and Stage 3 CSWMP. CoA requirement is included in Table 3-4 of the MPW Stage 2 SIOMP.
	d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 2 CSWMP - Rev 18, dated 12 November 2021) was approved by the NSW Regulator on 18 March 2022. It was submitted to DCCEEW for information on 01 April 2022. The revised CEMP South Addendum (revision 03, 16 June 2025) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. The revised SIOMP (revision 05, dated January 2026) was approved by the NSW regulator on 10 August 2026.
10	Sections of the CEMP and OEMP relating to air quality must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The revised MPW Stage 2 Construction Air Quality Management Plan (rev H, dated 12 November 2024) was submitted to DCCEEW under CoA 21 during the previous reporting period and is currently being implemented on site. The CAQMP was prepared by suitably qualified persons in accordance with this condition. The author details and qualifications are provided at the beginning CAQMP. The revised MPW Stage 2 Precinct Operational Air Quality Management Plan (revision 17, dated January 2026) is currently being implemented on site. The POAQMP was prepared by suitably qualified persons in accordance with this condition. The author details and qualifications are provided at the beginning POAQMP.
	a) be consistent with the *Air Quality Provisional Environmental Management Framework* (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 2 CAQMP was prepared in accordance with this CoA. This requirement is addressed in Section 3.3, Section 4 and Appendix A of the MPW Stage 2 CAQMP. The MPW Stage 2 POAQMP was prepared in accordance with this CoA. CoA requirement has been addressed in Section 2.3.1 of the POAQMP.
	b) incorporate all measures 10A to 10U (CEMP only) and 1 OV to 10AH and 11 A to 11 H (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Section 3.3 and Appendix A of the MPW Stage 2 CAQMP CoA requirement is included in Table 3-8 and Section 4.1.1 of the MPW Stage 2 POAQMP
	c) explain how all measures 10A to 10U (CEMP only) and 10V to 10AH and 11A to 11 H (OEMP only) from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix A of the MPW Stage 2 CAQMP. No measures were listed as subject to review within Table 7.1 of the finalised EIS. CoA requirement is included in Table 3-8 and Section 4.1.1 of the MPW Stage 2 POAQMP.
	d) be approved by ***the Minister*** or a relevant ***New South Wales regulator***.	Prior to the commencement of construction and operation.	Compliant	The revised CAQMP (rev H, dated 12 November 2024) was submitted to DCCEEW for information under CoA 21 on 24 February 2025. The revised POAQMP (revision 17, dated January 2026) was approved by the NSW regulator on 10 August 2026.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
11	Sections of the CEMP and OEMP relating to Aboriginal heritage must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 Construction Heritage Management Plan (CHMP), prepared by Biosis (Rev.08, dated 22 February 2017) was prepared by suitably qualified persons in accordance with this condition. The revised CHMP (revision .004, dated 1/12/2020) is currently being implemented on site was submitted to DCCEEW for information under Condition 21 of EPBC 2011/6086 Approval on 31/03/2021. The revised OEMP (rev 9, dated April 2026) was submitted to DCCEEW under CoA21 during the previous reporting period and is currently being implemented on site. The OEMP was prepared by suitably qualified persons in accordance with this condition.
	a) be consistent with the *Aboriginal Heritage Provisional Environmental Management Framework* (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 CHMP was prepared in accordance with this CoA. The MPW Stage 2 OEMP Appendix H was prepared in accordance with this CoA.
	b) incorporate all measures 12A to 12G from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 CHMP was prepared in accordance with this CoA. CoA requirement is included in Section 5.2 and Appendix H - Unexpected Finds Protocol of the MPW Stage 2 OEMP.
	c) explain how all measures 12A to 12G from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 CHMP was prepared in accordance with this CoA. CoA requirement is included in Section 5.2 and Appendix H - Unexpected Finds Protocol of the MPW Stage 2 OEMP.
	d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 Construction Heritage Management Plan (CHMP), prepared by Biosis (Rev.08, dated 22 February 2017) was approved by the NSW Regulator on 29/05/2017. The revised CHMP (revision .004, dated 1/12/2020) is currently being implemented on site was submitted to DCCEEW for information under Condition 21 of EPBC 2011/6086 Approval on 31/03/2021. The MPW Stage 2 OEMP (Rev 9, dated April 2026) was approved by the NSW regulator on 10 August 2026.
12	Sections of the CEMP and OEMP relating to European heritage must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 CHMP was prepared by suitably qualified persons in accordance with this condition. The MPW Stage 2 OEMP was prepared by suitably qualified persons in accordance with this condition.
	a) be consistent with the European Heritage Provisional Environmental Framework (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 CHMP was prepared in accordance with this CoA. CoA requirement is included in Section 5.2 and Appendix H - Unexpected Finds Protocol of the MPW Stage 2 OEMP.
	b) incorporate all measures 13A to 13M from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Table 1 of the MPW Stage 1 CHMP. CoA requirement is included in Section 5.2.1 and Appendix H - Unexpected Finds Protocol of the MPW Stage 2 OEMP.
	c) explain how all measures 13A to 13M from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Table 1 of the MPW Stage 1 CHMP. CoA requirement is included in Section 5.2.1 and Appendix H - Unexpected Finds Protocol of the MPW Stage 2 OEMP.
	d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 1 Construction Heritage Management Plan (CHMP), prepared by Biosis (Rev.08, dated 22 February 2017) was approved by the NSW regulator on 29/05/2017. The MPW Stage 2 OEMP (Rev 9, dated April 2026) was approved by the NSW regulator on 10 August 2026.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
13	Sections of the CEMP and OEMP relating to visual impacts (including light spill) must be prepared by a ***suitably qualified expert*** and must:	Prior to the commencement of construction and operation.	Compliant	The revised CEMP (revision U, dated 18 November 2024) was submitted to DCCEEW under CoA 21 during the reporting period and is currently being implemented on site. Appendix P of the CEMP addresses the requirements of this CoA and has been prepared by suitably qualified persons. The revised OEMP (Rev 9, dated April 2026) was submitted to DCCEEW under CoA 21 and is currently being implemented on site. Appendix G of the OEMP addresses the requirements of this CoA and has been prepared by suitably qualified persons.
	a) be consistent with the *Light Spill Provisional Environmental Management Framework* (2 July 2014), provided at Appendix 0 to the ***finalised EIS***	Prior to the commencement of construction and operation.	Compliant	The MPW Stage 2 and Stage 3 CEMP Appendix P was prepared in accordance with this CoA. The MPW Stage 2 OEMP Appendix G was prepared in accordance with this CoA.
	b) incorporate all measures 14A to 14H from Table 7.1 of the ***finalised EIS*** that are described as 'mandatory'	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix P - Light Spill Management of the MPW Stage 2 and Stage 3 CEMP. CoA requirement is included in Section 5.2 and Appendix G - Light Spill Management of the MPW Stage 2 OEMP.
	c) explain how all measures 14A to 14H from Table 7.1 of the ***finalised EIS*** that are described as 'subject to review' have been addressed	Prior to the commencement of construction and operation.	Compliant	CoA requirement is included in Appendix P - Light Spill Management of the MPW Stage 2 and Stage 3 CEMP. CoA requirement is included in Section 5.2 and Appendix G - Light Spill Management of the MPW Stage 2 OEMP.
	d) be approved by ***the Minister*** or a ***relevant New South Wales regulator***.	Prior to the commencement of construction and operation.	Compliant	The revised CEMP (revision U, dated 18 November 2024) was approved by the NSW regulator on 21 January 2025. The revised OEMP (revision 9, dated April 2026) was approved by the NSW regulator on 10 August 2026.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
Biodiversity offsets				
14 EPBC Variation 2011/ 6086 September 2019	To address residual impacts on protected biodiversity values, including **listed threatened species and communities**, the person taking the action must submit to the Minister for approval a Biodiversity Offset Strategy and Management Plan (BOSaMP). The BOSaMP must be prepared by a *suitably qualified expert* and must:	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	The Moorebank Precinct West Biodiversity Offset Strategy and Management Plan (BOSaMP - dated 18 November 2019) was prepared by suitably qualified persons in accordance with this condition and was approved by DCCEEW on 11 December 2019.
	a) be consistent with the biodiversity offsets strategy provided at Appendix E to the *finalised EIS*	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	CoA requirement has been addressed in Section 3.2 of the MPW BOSaMP.
	b) incorporate all measures 6S,.6U, 6W and 6Y to 6AA from Table 7.1 of the *finalised EIS* that are described as 'mandatory'	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	CoA requirement has been addressed in Section 1.2, Table 3 of the MPW BOSaMP.
	c) incorporate all measures 6S, 6U, 6W and 6Y to 6AA from Table 7.1 of the *finalised EIS* that are described as 'subject to review' or justify any alternative protocols	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	CoA requirement has been addressed in Section 1.2, Table 3 of the MPW BOSaMP.
	d) offset impacts on protected biodiversity values including *listed threatened species and communities* in accordance with the ***FBA***	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	CoA requirement has been addressed in Section 3.5 of the MPW BOSaMP.
	e) include map(s) and *shapefiles* that identify the location and boundaries of all offset sites and	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	CoA requirement has been addressed in Figure 3 of the MPW BOSaMP.
	f) involve the protection and management in perpetuity of the 'Casula', 'Moorebank' and 'Wattle Grove' Offset Areas identified at Annexure 2 (now known as the BA341 biobank site).	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	CoA requirement has been addressed in Section 3.1 of the MPW BOSaMP.
	The approval holder must not ***commence construction*** other than directly required for the upgrade of Moorebank Avenue until the BOSaMP has been approved by ***the Minister*** in writing. The approved BOSaMP must be implemented.	Prior to commencement of construction directly required for the upgrade of Moorebank Avenue.	Compliant	The MPW BOSaMP was approved by DCCEEW on 11 December 2019 and the commencement of construction was determined to be 22 July 2021. The MPW BOSaMP is currently being implemented on site.
15	Until the BOS described in Condition 14 is approved, the person taking the action must manage the 'Casula', 'Moorebank' and 'Wattle Grove' Offset Areas identified at **Annexure 2**, for the protection of native vegetation, and in particular the vulnerable Small-Flower Grevillea (Grevillea *parviflora* subsp. *parviflora*) and endangered Nodding Geebung (*Persoonia nutans*).	Prior to approval of the BOS	Not applicable	The MPW BOSaMP was approved by DCCEEW on 11 December 2019. This CoA falls outside of the reporting period and is not triggered for this reporting period.
Administrative Conditions				
16	Within ten (10) days after the ***commencement of construction***, the person taking the action must advise ***the Department*** in writing of the actual date of ***commencement***.	Within 10 days after the commencement of construction	Compliant	The agreed date of commencement of construction between The Applicant and DCCEEW was determined to be 22 July 2021.
17	The person taking the action must provide ***the Department*** with copies of all management plans or strategies required by this approval within one (1) month of their approval.	Within one month of approval of management plans	Compliant	No management plans were submitted to DCCEEW for approval during the reporting period.
18	The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or strategies required by this approval, and make them available upon request to ***the Department***. Such records may be subject to audit by ***the Department*** or an independent auditor in accordance with section 458 of ***the EPBC Act***, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on ***the Department's*** website. The results of audits may also be publicised through the general media.	At all times	Compliant	Compliance with this condition is affirmed in this compliance report. No independent environmental audits were undertaken during the reporting period.
19	Unless otherwise agreed in writing by ***the Minister***, within three (3) months of every twelve (12) month anniversary of the ***commencement of construction***, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management and strategies as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to ***the Department*** at the same time as the compliance report is published. Reports must remain published for the life of this approval. The person taking the action must continue to publish these reports each year until such time as agreed in writing by the Minister.	Within three months of every 12 month anniversary of the commencement of construction.	Compliant	The Commonwealth Compliance Report for the period July 2024 - July 2025 was submitted to DCCEEW on 21 October 2025 and was published on the Development website on this date.
20	Upon the direction of ***the Minister***, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to ***the Minister***. The independent auditor, and audit criteria, must be approved by ***the Minister*** prior to the commencement of the audit. Audit criteria must be agreed to by ***the Minister*** and the audit report must address the criteria to the satisfaction of ***the Minister***	Upon the direction of the Minister	Not applicable	No directions to undertake an independent audit have been received during the reporting period.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
21	The person taking the action may choose to revise a management plan or strategy approved by ***the Minister*** under Conditions 2, 4 or 14 without submitting it for approval under section 143A of ***the EPBC Act***, if the taking of the action in accordance with the revised plan or strategy would not be likely to have a ***new or increased impact***. If the person taking the action makes this choice they must:	At all times	The following construction environmental management plans were submitted to DCCEEW under CoA 21 on 24 February 2025: - CEMP (rev U, dated 18/11/2024) - CTAMP (rev Q, dated 18/11/2024) - CNMP (rev 18, dated 18/11/2024) - CFFMP (rev Q, dated 18/11/2024) - CAQMP (rev 0H, dated 12/12/2024). The following addenda to the MPW Stage 2 and 3 management plans for the MPW South scope of works were submitted to DCCEEW under CoA 21 on 18 June 2025: - CEMP (rev 03, dated 16/06/2025) - CTAMP (rev 03, dated 05/06/2025) - CNVMP (rev 04, dated 15/06/2025) - CFFMP (rev 03, dated 05/06/2025) - CSWP (rev 03, dated 05/06/2023) - UFP (as part of the CE+D90MP addendum) - CERP (rev 2, dated	The following construction environmental management plans were submitted to DCCEEW under CoA 21 on 24 February 2025: - CEMP (rev U, dated 18/11/2024) - CTAMP (rev Q, dated 18/11/2024) - CNMP (rev 18, dated 18/11/2024) - CFFMP (rev Q, dated 18/11/2024) - CAQMP (rev 0H, dated 12/12/2024). The following addenda to the MPW Stage 2 and 3 management plans for the MPW South scope of works were submitted to DCCEEW under CoA 21 on 18 June 2025: - CEMP (rev 03, dated 16/06/2025) - CTAMP (rev 03, dated 05/06/2025) - CNVMP (rev 04, dated 15/06/2025) - CFFMP (rev 03, dated 05/06/2025) - CSWP (rev 03, dated 05/06/2023) - UFP (as part of the CEMP addendum) - CERP (rev 2, dated 06/06/2025) - CCS (rev 2, dated 06/06/2025) - OOHWP (rev 2, dated 06/06/2025). The following operational environmental management plans were submitted to DCCEEW under CoA 21 on 10 August 2026: - OEMP (rev 09, dated April 2026) - OTAMP (rev 11, dated January 2026) - ONMP (rev 06, dated January 2026) - OFFMP (rev 09, dated January 2026) - SIOMP (rev 05, dated January 2026) - SQMP (rev 05, dated January 2026) - POAQMP (rev 17, dated January 2026) - LVMP (rev 05, dated January 2026).
	a) notify ***the Department*** in writing that the approved plan or strategy has been revised and provide ***the Department*** with an electronic copy of the revised plan or strategy	At all times	Compliant	Written notification of the revised construction environmental management plans was submitted to DCCEEW alongside the revised management plans on 24 February 2025. Written notification of the revised MPW CEMP South Addenda was submitted to DCCEEW alongside the revised management plants on 18 June 2025. Written notification of the revised operational environmental management plans was submitted to DCCEEW alongside the revised management plans on 24 February 2025.
	b) implement the revised plan or strategy from the date that the plan or strategy is submitted to ***the Department***	At all times	Compliant	Revised management plans were implemented from the date of submission.
	c) for the life of this approval, maintain a record of the reasons the approval holder considers that taking the action in accordance with the revised plan or strategy would not be likely to have a ***new or increased impact***.	At all times	Compliant	Notifications of revised management plans submitted to DCCEEW during the previous reporting period included detail as to why the revised management plans do not constitute a new or revised impact. This detail will be kept on file.
	Note: Condition 21 does not affect any obligation to consult or seek approval from a relevant New South Wales regulator when revising a management plan or strategy.	At all times	Not applicable	Noted.
22	The person taking the action may revoke their choice under Condition 21 at any time by notice to ***the Department***. If the person taking the action revokes the choice to implement a revised plan or strategy, without approval under section 143A of ***the EPBC Act***, the plan or strategy approved by ***the Minister*** must be implemented.	At all times	Compliant	The Applicant did not take any action to revoke their choice under Condition 21 during the reporting period.
23	Condition 21 does not apply if the revisions to the approved plan or strategy include changes to environmental offsets provided under the plan or strategy in relation to a matter protected by a controlling provision for the action, unless otherwise agreed in writing by ***the Minister***. This does not otherwise limit the circumstances in which the taking of the action in accordance with a revised plan or strategy would, or would not, be likely to have ***new or increased impacts***.	At all times	Compliant	The revisions to the approved plans or strategy did not include changes to environment offsets during this reporting period.
24	If ***the Minister*** gives a notice to the person taking the action that ***the Minister*** is satisfied that the taking of the action in accordance with the revised plan or strategy would be likely to have a ***new or increased impact***, then:	At all times	Compliant	No such notice was received during the reporting period.
	a) Condition 21 does not apply, or ceases to apply, in relation to the revised plan or strategy	At all times	Compliant	
	b) the person taking the action must implement the plan or strategy approved by ***the Minister***.	At all times	Compliant	
	To avoid any doubt, this condition does not affect any operation of Conditions 21, 22 or 23 in the period before the day the notice is given.	At all times	Not applicable	Noted.
	At the time of giving the notice ***the Minister*** may also notify that for a specified period of time, Condition 21 does not apply for one or more specified plans or strategies required under the approval.	At all times	Not applicable	No such notification was received during the reporting period.
25	Conditions 21 to 24 are not intended to limit the operation of section 143A of ***the EPBC Act*** which allows the person taking the action to submit a revised plan or strategy to ***the Minister*** for approval.	At all times	Not applicable	Noted.

Moorebank Intermodal Precinct - MPW (EPBC 2011/6086)				
Condition No.	**Condition**	**Timing for Compliance**	**Compliance Status**	**Evidence / Comments**
26	If, at any time after five (5) years from the date of this approval, the person taking the action has not ***commenced construction***, then the person taking the action must not ***commence construction*** without the written agreement of ***the Minister***.	Prior to 27 September 2021	Not applicable	Construction of the approved action commenced within five years of the date of the approval.
27	Unless otherwise agreed to in writing by ***the Minister***, the person taking the action must publish all management plans and strategies referred to in these conditions of approval (including the ***finalised EIS***) on their website. Each management plan and strategy must be published on the website within one (1) month of being approved by ***the Minister*** or being submitted under Condition 21.	Within one month of commencing construction	Compliant	MPW management plans and strategies are available on the development website: https://moorebankintermodalprecinct.com.au/community/document-library/. The revised construction environmental management plan suite was provided for website publication on 27/02/2025. The revised addenda for the MPW South scope of works were provided for website publication on 01/07/2025. The revised operational environmental management plan suite was provided for website publication on 21/03/2025.
Notes	Management plans or strategies referred to in Conditions 2, 4 and 14 may be reorganised for administrative efficiency provided that all specified requirements are addressed and that each document is submitted with a clear description of the condition(s) it is intended to satisfy.			