NATIONAL INTERMODAL

Independent DPHI Compliance Audit (#5)

SSI 10053 – Moorebank Avenue Realignment Works

8 September 2026

Independent Environmental Audit

SSI 10053 – Moorebank Avenue Realignment Works

[redacted]

Version Control

Revision	Date	Comment
A	12 October 2026	Draft for Review
0	30 October 2026	Final

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Executive Summary

Trigalana Environmental Pty Ltd has been engaged to undertake an Independent Environmental Audit (IEA) of the Moorebank Avenue Realignment Works (MAR). The MAR Project involves the construction of a multi lane road, and ancillary development including, but not limited to, access roads, construction compounds, flood mitigation works, pedestrian and cycling facilities, road modification works, signage, stormwater management, signalised intersections, and utilities infrastructure.

Development Consent (SSI 10053) covers both the construction and operational phases of the Project. The Project Proponent is the Moorebank Intermodal Company Limited (MIC) (now National Intermodal Corporation Limited (National Intermodal)). Arcadis are the environmental and planning consultants. BMD is the construction contractor for the construction of the MAR Project.

The IEA is required by the Conditions of Approval (CoA) and has been undertaken in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Post Approval Requirements (2020).

This is the fifth IEA and covers construction activities for the period from the date of the previous Audit on 10th March 2026 to the date of the Audit site inspection on 8th of September 2026. The Audit consisted of a site inspection, interview with key project personnel and a review of relevant management plans, project documents and management records.

The site inspection was undertaken on 8th of September 2026 with members of National Intermodal, Arcadis and BMD present.

The findings of the Audit are:

- Construction activities have progressed since the previous Audit, with paving, earthworks and permanent drainage structures advanced
- Experienced environmental professionals and specialists have been appointed to oversee implementation of the CEMP and its subplans.
- Key environmental issues were being managed effectively on site, as demonstrated by the following:
    - Erosion and sediment controls included stabilised embankments and batters, perimeter drains, bunding, stabilised access and egress points, rumble grids and other controls associated with active earthworks.
    - A water treatment plant was established on site to treat PFAS-contaminated water.
    - Regular inspections were undertaken by the independent Environmental Representative and, albeit not mandated by the SSI Approval, an experienced Certified Professional in Erosion and Sediment Control (CPESC).
- Three complaints have been received during the Audit period. The complaints management system appears to be effective with all complaints resolved.
- No non compliances or reportable incidents have been recorded during the audit period.
- Two recommendations are made relating planning for project completion and pre-operational compliance obligations as well as the progressive removal /decommissioning of redundant environmental controls.
- One key strength has been identified by the Audit relating to the systematic implementation of environmental management systems and processes resulting in compliant outcomes and continual improvement achieved throughout project delivery.

1 Project Overview

1.1 Project Background

Moorebank Avenue currently connects to Newbridge Road and M5 Motorway to the north, Anzac Road to the south and terminates at Cambridge Avenue, near the Holsworthy Military Reserve. Moorebank Avenue is currently a four-lane undivided road between Newbridge Road and the M5 Motorway, while between the M5 Motorway and Cambridge Avenue it is a two-lane undivided road. A section of Moorebank Avenue currently divides the Moorebank Intermodal Precinct (MIP), comprising Moorebank Precinct East (MPE) and Moorebank Precinct West (MPW). North of the M5 Motorway, Moorebank Avenue is a state road. Between the M5 Motorway and Anzac Road it is owned and maintained by Liverpool City Council (LCC) and between Anzac Road and Cambridge Avenue it is a private road on Commonwealth land.

Figure 1 provides an overview of the Project. The Project involves the realignment of an existing two-kilometre section of Moorebank Avenue, from a point approximately 130 meters south of the Anzac Road/Moorebank Avenue intersection to a point immediately north of the East Hills Railway. Key features of the Project include:

- Construction of approximately three kilometres of new road to bypass the MIP to the east, comprising: – A four-lane road (two lanes in each direction) near MPE, commencing from a point approximately 130 metres south of the Anzac Road / Moorebank Avenue intersection to the south-eastern corner of the MPE site – A two-lane road (one lane in each direction) from the south-eastern corner of the MPE site to a point immediately north of the bridge over the East Hills railway.
- Northern tie-in to Moorebank Avenue, 130 meters south of the Anzac Road/Moorebank Avenue for 250 metres to the northwest corner of the MPE site.
- Construction of four accesses with signalised intersections between the new road and the MIP.
- Construction of a central median, typically six metres wide, tapering to zero width where the new road becomes two lanes.
- Southern tie-in to Moorebank Avenue, 17 metres before the East Hills railway over bridge. No work will be undertaken or impact the East Hills over-bridge.
- Construction of retaining walls.
- Construction of operational drainage infrastructure, on-site stormwater detention basins, and operational water quality controls (including vegetated swales, bioretention systems, and spill containment).
- Installation of a culvert within Anzac Creek and extending existing culverts within existing watercourses/drainage lines.
- Installation of road furniture including security fencing, guideposts, traffic signs, and street lighting, including defence communications and high voltage electricity alignments.
- Construction of temporary ancillary facilities, including a work site compound, lay-down areas, and construction water detention basins.

1.2 Project Approval

The Project is designated State Significant Infrastructure (SSI) and was subject to an Environmental Impact Statement (EIS). The EIS, with accompanying documents were publicly displayed. Following public display, response to submissions and further studies, the EIS was approved by the NSW Minister for Planning. The Project instrument of approval (SSI 10053) was issued on 14 October 2021. Modification 1 was determined on 2 May 2025 to include Condition A45 relating to the subdivision of land.

The modified consent documents 161 conditions that are to be complied with during the construction and operational stages of the MAR Project.

1.3 Supplementary Approvals and Licences

In addition to the Planning Approval (SSI 10053), several other approvals apply to the Project as follows:

- Commonwealth Controlled Activity Approval (EPBC 2020/8839) administered by the Commonwealth Department of Climate Change, Energy, Environment and Water (DCCEW).
- Environment Protection Licence (EPL#21972), held by BMD for the construction of the MAR.

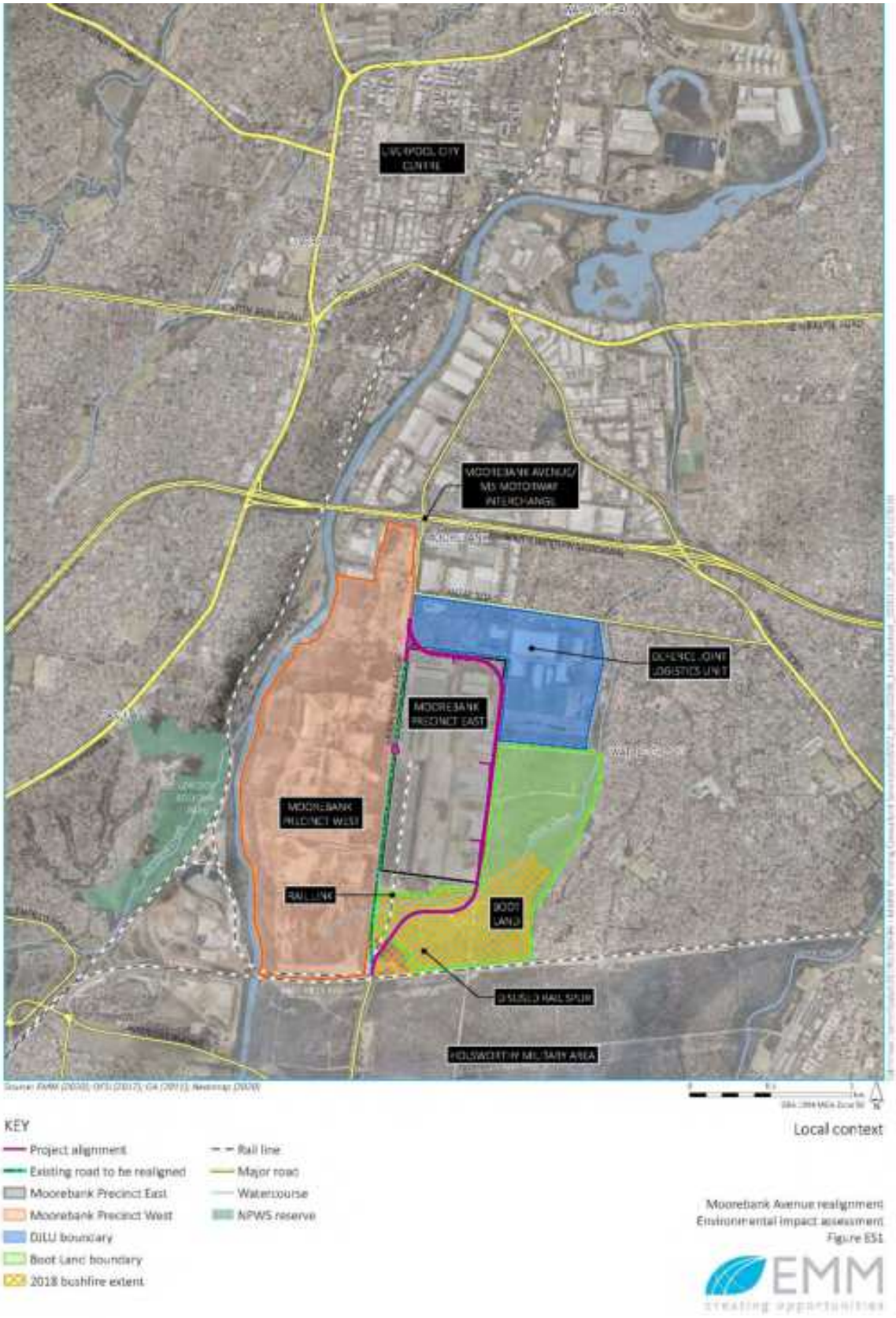


Figure 1: Project location as described in the EIS.

1.4 Auditor

Trigalana Environmental Pty Ltd has been appointed to undertake this independent environmental Audit. The Auditor was approved by the Department of Planning and Environment in accordance with Condition A38. Details of the Auditor are provided in Table 1: Auditor Details

Table 1: Auditor Details

Name	Qualifications	Key Experience
[redacted]	B. E Civil M. Environmental Management Management Systems Auditing Leading Management Systems Audit teams Exemplar Global Lead Auditor	30 years of environmental management experience in the infrastructure sector. Have undertaken over 100 Audits including independent DPHI Audits for major infrastructure Projects including: • Upper South Creek Advanced Water Recycling Centre. • EnergyConnect. • Crudine Ridge Windfarm. • Sapphire Windfarm. • Rye Park Windfarm. • Albion Park Bypass. • Walla Walla Solar Farm. • Warrell Creek to Nambucca Heads. • Northern Road upgrade. • Tweed Valley Hospital. • Windsor Bridge.

The DPHI Letter of approval for the Auditor is provided in Appendix A.

1.5 Audit Objectives

The key objectives of the Independent Environmental Audit are to assess compliance of the Project with the CoA and the implementation of management plans as outlined in the CoA. The Audit is to recognise good practices while providing practical and reasonable recommendations for improvement that can be implemented throughout the project as construction continues.

1.6 Audit Scope and Period

This Audit has been undertaken in accordance with Condition A35 of the Ministers Conditions of approval. These conditions are outlined in Table 2 below.

Table 2: Independent Audit – Requirements

Condition Reference	Condition	Comment
A35	Independent Audits of the SSI must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (DPIE, 2020).	This Audit has been undertaken in accordance with the DPE Independent Post Approval Requirements. The Audit focussed on the conditions of consent relevant to the early stage of construction, with further scope development following consultation with DPHI, EPA TFNSW and Liverpool Council.

The Audit covers construction activities for the period from the date of the previous Audit on 10 March 2026. to the date of the Audit site inspection on 8th of September 2026.

1.7 Acronyms

Commonly used acronyms in this Audit report are as described in Table 3.

Table 3: Common acronyms

Acronym	Description
BHA	Bushfire Hazard Assessment
BMD	B.M.D. Constructions Pty Limited, the construction contractor appointed by National Intermodal to undertake the works
BOS	Biodiversity Offset Strategy
CA	Consistency Assessment
CoA	Conditions of Approval
CBMP	Construction Bushfire Management Plan
CCC	Community Consultative Committee
CCS	Community Consultation Strategy
CEMP	Construction Environmental Management Plan
CNVIS	Construction Noise and Vibration Impact Statements
CNVMP	Construction Noise and Vibration Management Plan
CPESC	Certified Professional in Erosion and Sediment Control
DAWE	Commonwealth Department of Agriculture, Water and Environment
DCCEEW	Commonwealth Department of Climate Change, Energy, the Environment and Water
DPE	Department of Planning and Environment (now the Department of Planning Housing and Infrastructure)
DPIE	Department of Planning, Industry and Environment (now the Department of Planning Housing and Infrastructure)
DPHI	Department of Planning Housing and Infrastructure (formerly the Department of Planning and Environment)
DURS	Disused Rail Spur
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
EMP	Environmental Management Plan
EPA	NSW Environment Protection Authority
EPBC	Environmental Protection and Biodiversity Conservation Act 1999
EPL	Environmental Protection License
ER	Environmental Representative
ESD	Ecological Sustainable Development

Acronym	Description
EWMS	Environmental Work Method Statement
FRNSW	Fire and Rescue NSW
GHD	Gutteridge Haskins and Davey, Project Manager for the MAR
IEA	Independent Environmental Audit
ICNG	EPA Interim Construction Noise Guideline
IPAR	DPHI Independent Audit Post Approval Requirements, May 2020)
MAR	Moorebank Avenue Realignment Works
MIP	Moorebank Intermodal Precinct
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
NCA	Noise Catchment Area
NI	National Intermodal Corporation
OCEMP	Overarching Construction Environmental Management Plan
OCNR	Operational Noise Compliance Report
OEH	Office of Environment and Heritage
OTNAR	Operational Traffic Noise Assessment Report
PFAS	A group of synthetic organofluoride substances commonly found in groundwater. A typical source is firefighting foam from fire suppressant activities
Planning Secretary	The Planning Secretary of the Department of Planning, Housing, and Infrastructure.
RAP	Remedial Action Plan
RFS	Rural Fire Service
SEMP	Site Establishment Management Plan
SSI	State Significant Infrastructure
SPVA	State Voluntary Planning Agreement
TfNSW	Transport for New South Wales
UDLP	Urban Design and Landscape Plan
UFP	Unexpected Finds Protocol

2 Independent Audit Methodology

2.1 Scope Development

The Audit scope was developed in consideration of:

- The NSW Department of Planning, Housing and Infrastructures Independent Audit Post Approval Requirements (IPAR) (May 2020) (and the updated version dated March 2026)
- Project Conditions of Approval (SSI 10053) dated 14 October 2021 and modified on 2 May 2025.
- Stakeholder feedback from relevant government stakeholders including:
  - Department of Planning, Housing and Infrastructure (DPHI)
  - Liverpool City Council
  - Environment Protection Authority
  - Transport for NSW.

The scope of the Audit did not include an assessment of compliance with any supplementary approvals or licences or verification of design aspects of the Project.

2.2 Stakeholder Consultation – Key Issues

In undertaking the Audit, key issues raised by the government agencies groups that are relevant to the Audit are summarised in Section 3.7.

2.3 Summary of Audit Processes

- Opening meeting.
- Site inspection, noting environmental practices and controls.
- Audit Interviews.
- Review of documents and records.
- Closing meeting.

2.4 Opening Meeting

An opening meeting was held on 8th of September 2026 where the Auditor provided an overview of the Audit process and confirmed the agenda for the Audit. The opening meeting was attended by the following personnel:

- [redacted]

2.5 Site Inspection

A site inspection was undertaken on the morning of 8th of September 2026. Observations made by the Auditor are summarised as follows:

- Construction activities had progressed since the previous Audit, with paving, earthworks and permanent drainage structures complete or underway.
- Completed subgrade, drainage works and boundary fencing were observed in established work areas.
- Erosion and sediment controls included stabilised embankments and batters, perimeter drains, bunding and other controls associated with active earthworks.
- Stockpiles were shaped and stabilised, with erosion controls and setbacks from the construction boundary evident at the time of the inspection.
- A water treatment plant was established on site to treat PFAS contaminated water
- Completed culverts incorporated fish passage and a fauna crossing, and the culvert headwall and adjoining batters were stabilised.
- Environmental protection zones and construction boundaries were delineated using fencing and advisory signage.
- Felled timber was stockpiled at the Disused Rail Spur for beneficial reuse.
- Project and statutory signage were displayed at site access points.

- Waste and recycling skips were provided to promote segregation and appropriate management of site wastes.
- Stabilised access and egress points incorporated rumble grids to reduce the potential for mud tracking with none observed on Moorebank Avenue
- Dust controls included a water cart and dust-suppression sprinklers near the Piccolo Me Café, and haulage trucks were covered.
- Chemicals were stored in a designated container, with a spill kit available for spill response.

Overall, the environmental controls indicated active management of key issues including erosion and sediment, dust, project boundary, environmental protection areas, chemical storage, waste and material reuse, waste and water quality.

2.6 Document Review

In undertaking the Audit, a broad range of documents were reviewed or referred to, including:

- Project conditions of approval (SSI 10053).
- Project Environmental Impact Statement.
- Environmental Management Plans, developed in accordance with the Project Conditions.
- Correspondence with relevant authorities.
- Consultation records.
- Specialist reports.
- Records of implementation of the environmental management plans including checklists, inspection reports, etc.

A detailed list of the documents reviewed in undertaking the Audit is provided in Appendix C - Audit Table.

2.7 Closing Meeting

The closing meeting was held on 8th of September 2026 where the summary of the Audit findings was provided, noting areas of good practice and recommendations for improvement.

Attendees at closing meeting included the following:

- [redacted]

2.8 Compliance Descriptors

The compliance status of each condition was determined using the relevant descriptors in and as described in the DPE (now DPHI) 2020 Auditing Post Approval Requirement and summarised in Table 4.

Table 4 - Compliance Descriptors

Status	Description
Compliant (C)	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been completed
Non- Compliant (NC)	One or more specific elements of the conditions or requirements have not been complied with within the scope of the Audit
Not Triggered (NT)	A requirement has an activation or timing trigger that has not been met at the time when the Audit was undertaken

3 Audit Findings

3.1 Compliance Performance

A summary of compliance performance is provided in Table 5. Further details of non-compliances, observations and recommendations are provided in Table 6.

Table 5: Compliance summary

Section	Number of Conditions	Compliant	Non-Compliant	Not Triggered
A	45	26	0	19
B	13	11	0	2
C	17	17	0	0
D	4	0	0	4
E	83	62	0	21
Total	**162**	**116**	**0**	**46**

Table 6: Non compliances, observations and recommendations for improvement

Condition no	Summary of Condition (relevant requirements)	Finding	Recommendation
A1	The Proponent must carry out the SSI in accordance with the terms of this approval and generally in accordance with the: (a) *Moorebank Avenue Realignment Environmental Impact Statement Volume 1* and *Volume 2* prepared by EMM for Sydney Intermodal Terminal Alliance dated March 2021; and (b) *Moorebank Avenue Realignment Response to Submissions* prepared for Sydney Intermodal Terminal Alliance dated May 2021 *Moorebank Avenue Realignment Project Planning Approval (SSI-10053) – Modification Request dated 2 October 2024*	**Obervation** The construction of the project is nearing completion and although a high degree of compliance has been achieved throughout the project as noted by this and previous Audits, it is the Auditors experience that there is increased risk of noncompliance during the project finalisation, completion and transition to the operational phase of the project. This is due to: • Downsizing of construction teams and demobilisation of key project personnel • Introduction of new operational requirements, personnel and organisations involved in the management of the project	Considering these risks, the following is recommended: • Project completions checklist and action plan is prepared and implemented to ensure all obligations stated in the CEMP (refer to C11) and relevant subplans are documented and closed out prior to demobilisation • The relevant conditions of consent and obligations in the EIS etc are reviewed and a pre-operations readiness checklist and action plan is prepared and implemented to ensure all operational phase obligations are met.
E31	Before the commencement of any work, erosion and sediment controls must be installed and maintained in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	**Obervation** During the site inspection, the Auditor observed the advanced and progressive implementation of permanent controls such as paving, kerb and gutter drainage, culverts and boundary fencing. As the permanent environmental controls are being progressively implemented, the temporary construction phase controls (particularly erosion and sediment controls such as sediment fences) are becoming redundant and if left on site for extended periods of time have the potential to become an environmental hazard.	Temporary construction environmental controls should be removed progressively as permanent works and environmental controls are implemented. Removal of controls should only be undertaken following risk assessment with appropriate advice sought from the project CPESC on an as required basis.

3.2 Summary of Agency Notices, Orders, Penalty Notices

There were no agency penalty notices, warning or advisory notices issued during the Audit period. An advisory letter was issued by EPA on 19 March 2026) for the event on 24 November 2025 which occurred during the previous Audit period and was noted in the previous Audit report.

3.3 Incidents

There were no incidents recorded during the Audit period that trigger the requirement for reporting

3.4 Community Complaints

There were three formal complaints received relating to the MAR project during the Audit period. The complaints related to the following:

- Bushfire risk (2 complaints)
- Location of road in relation to the complainant's property in Wattle Grove (Auditor note: this complaint is related to the approved location of the road, and is unrelated to construction activities.

All complaints have been responded to and are closed out. The complaints management system appears to be effective.

3.5 Actions from previous Audits

The status of actions from the previous Audit are detailed in Table 8 below.

Table 7: Actions from previous Audit

Summary of Condition (relevant requirements)	Observation	Recommendation	Comment and Status
E26	During the Audit period, one Construction Noise and Vibration Impact Statement (CNVIS) has been prepared for road and paving works. Assessment of noise impacts associated with the Works indicates that compliance with the project NMLs will be achieved during all periods except for: • General concrete works at nighttime • Lean mix paving works • LMC hand pour works within each zone • Kerb and gutter machine paving works • Asphalt paving works The CNVIS recommended administrative controls are employed to minimise noise for OOH works.	The recommendations made by the Acoustic consultant are administrative and don't provide any specific advice regarding measures that may reduce noise impacts where exceedances are predicted. Examples might be the use of temporary acoustic barriers at the source of the noise to reduce noise impacts. Further assessment of potential mitigations measures is recommended.	It was noted during the Audit interview that there have been no new CNVIS prepared during the Audit period, the recommendation would be carried over for the next audit period. **STATUS - OPEN**
E75	One non-compliance was reported to DPHI during the Audit period for a stockpile that had slumped into a swale drain on 24/11/25 and resulted in turbid waters being discharged from off site. The incident resulted in a non compliance with Condition E75	The Auditor reviewed the incident report and undertook a general inspection of the stockpiled areas during the Audit site inspection. The incident report notes a number of immediate actions taken included: • Immediate repair of the bund an increase in size to prevent any further overtopping into the clean water swale and offsite • Repair of the bund and removal of the blockage • Underaking a site wide check of all stockpiles (both temporary and permanent) to ensure adequate distance is maintained from concentrated flow paths.	During the IA#5 the stockpile area was inspeced and observed to be in a stable condition with polymer spray applied to the batter and perimeter bunding installed to capture any sediment runoff. A buffer was provided between the base of the stockpile and the project boundary to prevent any encroachment on the project boundary. There have been no further incidents recorded during the Audit periond relating to stockpile slumping erosion or sediment control. **STATUS- CLOSED**

Summary of Condition (relevant requirements)	Observation	Recommendation	Comment and Status
		The Actions taken in response to the noncompliance are appropriate. Focus on preparing for wet weather events and shutdown periods (easter/xmas) should reduce the risk of recurrence.	

3.6 Adequacy of Environmental Management Plans

The management plans implemented for this construction phase have been prepared by suitably qualified personnel, endorsed by the independent Environmental Representative, and approved by DPHI following consultation with relevant stakeholders. The plans meet the conditions of approval and other relevant legislative requirements. The management plans are adequate for the current scope of work and were observed to be implemented effectively in the field.

3.7 Stakeholder Consultation Outcomes

Issues raised by project stakeholders that were consulted with prior to undertaking the Audit are summarised in Table 9 with the Auditor's response to each issue.

Table 8: Key stakeholder issues and Auditor response

Organisation	Consultation Date	Key Issues/Comments	Auditor Response
Department of Planning, Housing and Infrastructure	5 September 2026	• Complaint management, including timely responses. • Dust management, including appropriate implementation of the management plans. • ERSED maintenance, including rumble grids at entry and exit points, and ensuring the rumble grids are constructed in accordance with the management plans. • Please include all consultation responses received in the final audit report as evidence of consultation.	The Auditor reviewed complaint records and confirmed that three complaints were received during the Audit period, relating to bushfire risk and proximity of the road to properties. All complaints have been closed out. The complaints management system appears to be effective. During the site inspection, dust controls included a water cart, dust-suppression sprinklers near the Piccolo Me Café and covered haulage trucks; these measures were considered appropriate and generally effective with no fugitive dust emissions observed. Erosion and sediment controls were also observed across active work areas, including stabilised embankments and batters, perimeter drains, bunding, stabilised access and egress points and rumble grids. The rumble grids were in place at site entry and exit points, and no mud tracking was observed on Moorebank Avenue. On the evidence reviewed and the site observations, the relevant management measures were being implemented effectively at the time of the Audit. Consultation responses received from DPHI, EPA, Liverpool City Council and TfNSW are included in Table 9 as evidence of consultation.
TFNSW	9 September 2026	• Dewatering process • Contamination handling (PFAS etc) • Noise management (there's been a lot of changes applications etc)	Dewatering of sediment basins is undertaken under a dewatering permit process where approval of the BMD environment team is required following testing of the water and prior to discharge. As recommended previously, appropriate signage has been installed at each sediment basin discharge point to alert operators to undertake the necessary testing and obtain the correct "Permit to Pump" approvals prior to releasing water from any sediment basin. There have been no unauthorised discharges during the Audit period. Key site contaminants include PFAS and asbestos. Two water treatment plants have been established to treat PFAS contaminants. Treated water is tested prior to discharge in accordance with the Environment Protection Licence and water discharge permit. Water testing results are available on the project website. Throughout the construction phase, asbestos materials have been segregated and stockpiled in signposted dedicated areas with geofabric covering to prevent migration of asbestos contamination off site. Materials (with low level asbestos) have now been incorporated into permanent landscaping in the DURs, with technical oversight provided by the EPA accredited sites auditor.

Organisation	Consultation Date	Key Issues/Comments	Auditor Response
			With regards to noise management (changes/applications for OOH works), controls to mitigate construction noise impacts are reasonable and appropriate for the nature and impact of construction activities. Several applications for out of hours works have been approved and have included a formal community agreement in accordance with the EPL where required. There has been no construction related noise complaints during the Audit period, or any high impact noisy activities such as rock breaking that would warrant a higher level of mitigation (such as alternative accommodation)
EPA	5 September 2026	I can advise that there has been no recent EPA regulatory activity at the Premises. You may wish to refer to the EPA's public register https://apps.epa.nsw.gov.au/prpoeoapp/ where you can search records in relation to the EPL. The EPA recommends the audit consider compliance with the conditions of the environment protection licence, particularly those that relate to noise management.	Noted. The Auditor reviewed the EPAs public register with no agency notices (Penalty Infringement notices) observed.
Liverpool City Council	5 September 2026	No response received.	N/A

3.8 Actual Versus Predicted Impacts

The Auditor conducted a high-level review of the EIS to determine consistency of the actual and predicted impacts with the current impacts of the MAR Project. The EIS identified several key environmental risks with the potential to cause environmental impact as follows:

- Biodiversity.
- Bushfire.
- Noise and Vibration.
- Contamination.
- Water.
- Historic heritage.
- Aboriginal heritage.
- Air quality.
- Social.
- Visual and landscape character.

In accordance with the conditions of approval, management plans have been prepared with appropriate resources applied to implement the plans, with independent appointments and technical specialists to check and monitor their implementation.

Given the degree of compliance with the CoA, the observations, Audit interviews and records reviews as part of the Audit, it may be reasonably concluded that the environmental impacts of construction activities to date are generally consistent with predictions made in the EIS.

3.9 Compliance with the Project Boundary

A high-level review of site maps presented in the Modification Report, the EIS and the Auditor's observations during the site inspection found that the construction works (noting the project boundary was surveyed and identified clearly with permanent fencing, survey markers and boundary taping) are generally confined approved site boundaries.

There were no reported breaches of the project boundary reported during the Audit period.

3.10 Key Strengths

BMD and National Intermodal have maintained a consistent approach to compliance and site environmental management noting the project is being delivered in a sensitive and constrained environment. A high standard of site environmental performance is noted with zero incidents occurring during the Audit period. The environmental performance has continually improved throughout project delivery.

Appendix A DPHI Auditor Approval

Department of Planning and Environment

NSW GOVERNMENT

Our ref: SSI-10053-PA-32

Westley Owers - Senior Manager Planning and Environment
NATIONAL INTERMODAL CORPORATION LIMITED
Level 33 1 o'connell street
Sydney New South Wales 2000
7/12/2023

Sent via the Major Projects Portal only

Subject: Moorebank Avenue Realignment - IEA Auditor Nomination

Dear Mr Owers

Reference is made to your post approval matter, SSI-10053-PA-32, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Moorebank Avenue Realignment (**Project**), submitted as required by Schedule 2, Condition A34 of SSI-10053 as modified (the **Consent**) to NSW Department of Planning and Environment (**NSW Planning**) on 1 December 2023.

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

In accordance with Schedule 2, Condition A34 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020) (**IAPAR**), as nominee of the Planning Secretary, I endorse the following independent audit team:

- Mr Richard Peterson (Lead Auditor)
- Mr Ken Holmes (Alternative Lead Auditor)

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

Please note that this is an agreement for the audit team listed above for the project's construction stage only. If there are any changes to the approved audit organisation, and/or audit team member/s a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the relevant audit.

Department of Planning and Environment

NSW GOVERNMENT

For the operational phase of the project, you must submit a request for a different audit organisation and team to be approved by the Planning Secretary, where required under the IAPAR and the Consent.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact me on 02 8837 6395 or email compliance@planning.nsw.gov.au

Yours sincerely



Gabriel Peters Shaw

A/ Team Leader Compliance - Metro

As nominee of the Planning Secretary

Appendix B Auditor Declaration

Project name	Moorebank Avenue Realignment Works
Consent Number	SSI 10053
Description of Project	The construction of a multi lane road, and ancillary development including, but not limited to, access roads, construction compounds, flood mitigation works, pedestrian and cycling facilities, road modification works, signage, stormwater management, signalised intersections and utilities infrastructure.
Project Address	Moorebank Avenue, Moorebank
Proponent	Moorebank Intermodal Company Limited
Date	30 October 2026

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

I declare that

(i) the Audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019);
(ii) the findings of the Audit are reported truthfully, accurately and completely;
(iii) I have exercised due diligence and professional judgement in conducting the Audit;
(iv) I have acted professionally, objectively and in an unbiased manner;
(v) I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Audit, or by relationship as spouse, partner, sibling, parent, or child;
(vi) I do not have any pecuniary interest in the Audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
(vii) neither I nor my employer have provided consultancy services for the Audited project that were subject to this Audit except as otherwise declared to the Department prior to the Audit; and
(viii) I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for Auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so

Notes:

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

Name of Auditor [redacted]

[redacted]

[redacted]

BE Civil, M Environmental Management

Company: Trigalana Environmental Pty Ltd

Appendix C Audit Table

Part A – ADMINISTRATIVE CONDITIONS

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
GENERAL				
A1	The Proponent must carry out the SSI in accordance with the terms of this approval and generally in accordance with the: (c) *Moorebank Avenue Realignment Environmental Impact Statement Volume 1* and *Volume 2* prepared by EMM for Sydney Intermodal Terminal Alliance dated March 2021; and (d) *Moorebank Avenue Realignment Response to Submissions* prepared for Sydney Intermodal Terminal Alliance dated May 2021 (e) *Moorebank Avenue Realignment Project Planning Approval (SSI-10053) – Modification Request dated 2 October 2024*	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Approval Conditions of Consent – Responsibility Matrix (MAR)	The project is being delivered generally in accordance with the terms and conditions of this approval and the environmental assessment documentation A comprehensive compliance tracking program has been prepared and implemented covering the NSW Conditions of Consent (these conditions) in addition to REMMs, Commonwealth EPBC Conditions, the EPL and management plan revision status. There was no formal consistency assessments prepared during the Audit period. ER inspections are undertaken monthly with no substantial compliance issues raised by ER site inspections. **Obervation** The construction of the project is nearing completion and although a high degree of compliance has been achieved throughout the project as noted by this and previous Audits, it is the Auditors experience that there is increased risk of noncompliance during the project finalisation, completion and transition to the operational phase of the project. This is due to: • Downsizing of construction teams and demobilisation of key project personnel • Introduction of new operational requirements, personnel and organisations involved in the management of the project **Recommendation** Considering these risks, the following is recommended:	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			• Project completions checklist and action plan is prepared and implemented to ensure all obligations stated in the CEMP (refer to C11) and relevant subplans are documented and closed out prior to demobilisation • The relevant conditions of consent and obligations in the EIS etc are reviewed and a pre-operations readiness checklist and action plan is prepared and implemented to ensure all operational phase obligations are met.	
A2	The SSI must only be carried out in accordance with all procedures, commitments, preventative actions, performance criteria and mitigation measures set out in the documents listed in **Condition A1** unless otherwise specified in, or required under, this approval.	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Documents reviewed by the Auditor and noted in this report.	As noted in this Audit report, sufficient evidence was provided to the Auditor to demonstrate the effective implementation of environmental management plans and compliance with this condition.	Compliant
A3	In the event of an inconsistency between: (a) The terms of this approval and any document listed in **Condition A1**, the terms of this approval will prevail to the extent of the inconsistency; and (b) Any document listed in Condition A1, the most recent document will prevail to the extent of the inconsistency. Note: *For the purpose of this condition, there will be an inconsistency between a term of this approval and any document if it is not possible to comply with both the term and the document.*	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	As noted in condition A1, there were no formal consistency assessments prepared during the Audit period. No inconsistencies have been identified during the Audit period.	Compliant
A4	The Proponent must comply with all written requirements or directions of the Planning Secretary, including in relation to: a) The environmental performance of the SSI; b) Any document or correspondence in relation to the SSI; c) Any notification given to the Planning Secretary under the terms of this approval;	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	As noted in the Audit interview, there were no written directions received from the Planning Secretary during the Audit period	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	d) Any Audit of the construction or operation of the SSI; e) The terms of this approval and compliance with the terms of this approval (including anything required to be done under this approval); f) The carrying out of any additional monitoring or mitigation measures; and g) In respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a guideline, protocol, Australian Standard or policy required to be complied with under this approval.			
A5	Where the terms of this approval require a document or monitoring program to be prepared or a review to be undertaken in consultation with identified parties, evidence of the consultation undertaken must be submitted to the Planning Secretary with the document. The evidence must include: a) Documentation of the engagement with the party identified in the condition of approval that has occurred before submitting the document for approval; b) A log of the dates of engagement or attempted engagement with the identified party; c) Documentation of the follow-up with the identified party where engagement has not occurred to confirm that they do not wish to engage or have not attempted to engage after repeated invitations; d) Outline of the issues raised by the identified party and how they have been addressed; and e) A description of the outstanding issues raised by the identified party and the reasons why they have not been addressed.	• MAR SSI-10053 Construction Waste and Resource Management Plan, March 2023 • MAR SSI-10053 Construction Soil and Water Management Plan, August 2023 • MAR SSI-10053 Construction Traffic and Transport Management Plan, August 2023 • MAR SSI-10053 Construction Noise and Vibration Management Plan, June 2023 • MAR SSI-10053 Construction Heritage Management Plan, June 2023 • MAR SSI-10053 Construction Biodiversity Management Plan, June 2023 • MAR SSI-10053 Construction Air Quality Management Plan, May 2023 • MAR SSI-10053 Construction Bushfire Management Plan, May 2023 • MAR SSI-10053 Contamination Management Plan, March 2023 • MAR SSI-10053 Construction Environmental Management Plan, May 2023.	As noted in IA # 1, Management Plans include a description of the consultation undertaken with relevant stakeholders. During the previous (IA#3 Audit period), Environmental Management Plans were modified to accommodate the Environment Protection Licence. The changes were minor and were endorsed by the ER on the 21/8/25. The ER noted the changes were of an administrative nature, therefore no additional consultation required regarding the changes. There were no further changes to the Management Plans during this IA #5 Audit period. N/A	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		• Letter from OptimE to National Intermodal titled "SSI10053 – Moorebank Avenue Realignment Works (MAR) Environmental Representative (ER) – Approved amendments to the Construction Environmental Management Plan (CEMP) and associated sub plans and monitoring programs" dated 21/8/25		
A6	A strategy, plan or program (or the like) required by the terms of this approval may be combined with any other strategy(ies), plan(s) or program(s) with the agreement of the Planning Secretary.	• Letter from GHD to DPHI titled "Moorebank Avenue Realignment (SSI-10053) Environmental risk assessment (Condition A19), combination of plans (Condition A6) and endorsement of nominated plans by the Environmental Representative (Condition C8)" dated 2/11/22 • Letter from DPHI to National Intermodal titled "Risk Assessment for Moorebank Avenue Realignment Work (Condition A19 of SSI 10053" dated 22/11/22.	DPHI have approved the following: • Inclusion of the Construction Noise and Vibration Monitoring Program into the Construction Noise and Vibration Management Plan • Inclusion of the unexpected finds procedure for contamination into the contamination management plan • Consolidation of the water management plan, erosion and sediment control plan, soil and water management plan, flood emergency response plan and surface water monitoring program into a construction soil and water management plan • The inclusion of the spoil management plan into the construction waste and resource management plan. There have been no further requests to DPHI during the IA#5 Audit period in accordance with this condition.	Compliant
A7	This approval lapses five years after the date on which it is granted unless work has physically commenced on or before that date.	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Infrastructure Approval – SSI 10053 dated 14/10/21.	The project has commenced within the 5-year timeframe as required by this condition.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A8	Despite Condition A7, work under this approval can only commence while SVPA-2018-9696 is in force.	• Audit Interview 8/9/26 • Planning Agreements | Liverpool City Council (nsw.gov.au).	SVPA-2018-9696 is a voluntary planning agreement with Liverpool Council, TfNSW and Qube Re Services Pty Ltd. The SVPA is available on the Liverpool City Council Website and is still in force.	Compliant
A9	Signalisation of intersections as described in Section 5.3.5 of the EIS referenced in Condition A1 is not approved unless agreed to by TfNSW following the outcomes of the process outlined in Condition E57.	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works, Traffic Assessment Report, Anson Group, dated 02/06/23.	Installation of traffic signals had not commenced at the time of the Audit	Not triggered
A10	References in the terms of this approval to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Australian Standards or policies in the form they are in as at the date of this approval.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	Relevant standards and guidelines have been referenced in the CEMP and subplans	Compliant
A11	Any document that must be submitted or action taken within a timeframe specified in or under the terms of this approval may be submitted or undertaken within a later timeframe agreed with the Planning Secretary. This condition does not apply to the written notification required in respect of an incident under Condition A40.	• Site Inspection 8/9/26 • Audit Interview 8/9/26. • Email from DPHI to National Intermodal titled "SSI 10053 – Independent Environmental Audit – Extension Request" dated 11/11/24	As noted in IA #2, approval was obtained from DPHI to delay the second Independent Environmental Audit as there were limited site activities being undertaken (limited to geotechnical drilling/contamination investigations) with minimal impacts occurring. There have been no further requests to DPHI during the IA#5 Audit period in accordance with this condition.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
STAGING				
A12	The SSI may be constructed and/or operated in stages. Where staging is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared. The Staging Report must be endorsed by the ER and then submitted to the Planning Secretary for information no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) or no later than one month before the lodgement of any CEMP or CEMP subplan for the first of the proposed stages of construction or the first of the proposed stages of operation.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	Construction is not staged; therefore, a staging report is not required.	Not triggered
A13	Despite Condition A12, the existing Moorebank Avenue must remain open to through traffic until construction of the realigned Moorebank Avenue is completed in its entirety and open to all traffic. Work to enable the restricted access to MLP may commence if it does not result in impacts to through traffic.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	Moorebank Avenue was observed to be open to traffic during the Audit site inspection.	Compliant
A14	The Staging Report must: If staged construction is proposed, set out how the construction of the whole of the SSI will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; If staged operation is proposed, set out how the operation of the whole of the SSI will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	• Site Inspection8/9/26 • Audit Interview 8/9/26.	Construction is not staged; therefore, a staging report is not required.	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Specify how compliance with conditions will be achieved across and between each of the stages of the SSI; Set out mechanisms for managing any cumulative impacts arising from the proposed staging; and For the purposes of informing Conditions C3, C9 and 0, include an assessment of the predicted level of environmental risk and potential level of community concern posed by the construction activities required to construct each stage of the SSI. With respect to (e) above, the risk assessment must use an appropriate process consistent with AS/NZS ISO 31000: 2018 Risk Management – Guidelines. **Note** A Staging Report may reflect the staged construction and operation of the project through geographical activities, temporal activities or activity-based staging. The risk matrix must reflect the stages of construction identified in the Staging Report.			
A15	The SSI must be staged in accordance with the Staging Report where one is prepared.	• Site Inspection8/9/26 • Audit Interview 8/9/26.	Construction is not staged; therefore, a staging report is not required.	Not triggered
A16	Where staging is proposed, the terms of this approval that apply or are relevant to the work or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Letter from GHD to DPHI titled "Moorebank Avenue Realignment (SSI-10053) Environmental risk assessment (Condition A19), combination of plans (Condition A6) and endorsement of nominated plans by the Environmental Representative (Condition C6)" dated 2/11/22.	Construction is not staged; therefore, a staging report is not required.	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A17	Where changes are proposed to the staging of construction or operation, a revised Staging Report must be prepared, endorsed by the ER and submitted to the Planning Secretary for information no later than one month before the proposed change in the staging.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	Construction is not staged; therefore, a staging report is not required.	Not triggered
A18	Where changes are proposed to the risk assessment related to the staging of construction or operation, a revised Staging Report or updated risk assessment where Condition A19 applies, must be submitted to the Planning Secretary one (1) month before the lodgement of any CEMP or CEMP sub-plan associated with that stage.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	Construction is not staged; therefore, a staging report is not required.	Not triggered
A19	If staging is not proposed, a risk assessment, consistent with the requirements of Condition A14(e) must be prepared for the purposes of informing Conditions C3, C9 and 0. The risk assessment must be endorsed by the ER and then submitted to the Planning Secretary no later than one month before the commencement of construction or no later than one month before the lodgement of any CEMP or CEMP subplan.	• Site Inspection8/9/26 • Audit Interview 8/9/26 • Letter from Optime E to GHD titled "Moorebank Avenue Realignment Project (MAR) Environmental Risk Assessment Environmental Representative ER Endorsement" dated 1/11/22. • Letter from DPHI to National Intermodal titled "Risk Assessment for Moorebank Avenue Realignment Work (Condition A19_ of SSI 10053" dated 22/11/22.	The Risk Assessment was endorsed by the Environmental Representative on 1/11/22 and submitted to the Planning Secretary on 02/11/22. The Planning Secretary acknowledged receipt of the Risk Assessment on 22/11/22.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A20	The Proponent may submit any strategies, plans or programs required by this approval on progressive basis. ***Notes**:* 1. *While any strategy, plan or program may be submitted on a progressive basis, the Proponent must ensure that operations on site are covered by suitable strategies, plans or programs at all times; and* 2. *If the submission of a strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to future stages, and the trigger for updating the strategy, plan or program.* 3. *The staged submission of strategies, plans or programs may reflect the construction and operation of the project through geographical activities, temporal activities or activity-based staging.*	• Site Inspection8/9/26 • Audit Interview 8/9/26.	Approved management plans were in place prior to the commencement of construction.	Not triggered
ANCILLARY FACILITIES				
A21	Ancillary facilities that are not identified by description and location in the documents listed in Condition A1 can only be established and used in each case if: (a) They are located within or immediately adjacent to the construction boundary; and (b) They are not located next to sensitive land use(s) (including where an access road is between the facility and the receiver), unless the landowner and occupier have given written acceptance to the carrying out of the relevant facility in the proposed location; and	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works, Construction Environmental Management Plan, SSI – 10053, 22/1/25 • Moorebank Avenue Realignment, Environmental Impact Statement Volume 1, March 2021	As observed during the Audit site inspection, the Contractors Construction compound was established in an existing concrete and paved hard stand area and away from any sensitive receivers. The Auditor reviewed the EIS and the CEMP and noted that the location is consistent with both the EIS (Figure 5.1) and the CEMP (Figure 2.2).	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(c) They have no impact on heritage items or heritage objects (including areas of archaeological sensitivity), threatened species, populations or ecological communities beyond the impacts approved under the terms of this approval; and (d) The establishment and use of the facility can be carried out and managed within the outcomes set out in the terms of this approval, including in relation to environmental, social and economic impacts.			
SITE ESTABLISHMENT				
A22	Before establishment of a construction ancillary facility (excluding minor construction ancillary facilities established under Condition A24), the Proponent must prepare an Ancillary Site Establishment Management Plan which outlines the environmental management practices and procedures to be implemented for the establishment of the construction ancillary facilities. The Ancillary Site Establishment Management Plan must be prepared in consultation with the relevant council and government agencies. The Plan must be submitted to the Planning Secretary for approval one month before the establishment of any construction ancillary facilities. The Ancillary Site Establishment Management Plan must detail the management of the construction ancillary facilities and include: (a) A description of activities to be undertaken during establishment of the construction ancillary facility (including scheduling and duration of work to be undertaken at the site); (b) Figures illustrating the proposed operational site layout and the location of the closest sensitive land user(s);	• Site Inspection8/9/26 • Audit Interview 8/9/26.	As observed during the Audit site inspection, the Contractors Construction compound had been established in an existing concrete and paved hard stand area and away from any sensitive receivers. The Auditor reviewed the EIS and the CEMP and noted that the location is consistent with both the EIS (Figure 5.1) and the CEMP (Figure 2.2) As the CEMP was approved by DPHI on 6/4/23, an Ancillary Site Establishment Plan is not required.	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(c) A program for ongoing analysis of the key environmental risks arising from the site establishment activities described in subsection (a) of this condition, including an initial risk assessment undertaken before the commencement of site establishment work; (d) Details of how the site establishment activities described in subsection (a) of this condition will be carried out to: (i) Meet the performance outcomes stated in the documents listed in Condition A1, and (ii) Manage the risks identified in the risk analysis undertaken in subsection (c) of this condition; and (e) A program for monitoring the performance outcomes, including a program for construction noise monitoring. Nothing in this condition prevents the Proponent from preparing individual Ancillary Site Establishment Management Plans for each construction ancillary facility. **Note**: -This condition only applies to the establishment of ancillary facilities identified and assessed in the documents listed in Condition A1 and is only needed before a CEMP(s) which includes measures to manage use of the relevant construction ancillary facility is approved.			
A23	A construction ancillary facility established under Condition A22 must not be used until the CEMP required by Condition C1, relevant CEMP Sub-plans required by Condition C6 and relevant Construction Monitoring Programs required by Condition C12 have been approved by the Planning Secretary.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	As observed during the Audit site inspection, the Contractors Construction compound had been established in an existing concrete and paved hard stand area and away from any sensitive receivers. The Auditor reviewed the EIS and the CEMP and noted that the location is consistent with both the EIS (Figure 5.1) and the CEMP (Figure 2.2) As the CEMP and subplans were approved by DPHI on 6/4/23, compliance with this Condition has been achieved.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A24	Lunch sheds, office sheds, portable toilet facilities, car parking, material storage, and the like, can be established and used where they have been assessed in the documents listed in Condition A1 or satisfy the following criteria: (a) Are located within or adjacent to the construction boundary; and (b) Have been assessed by the ER to have - (i) Minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the Interim Construction Noise Guideline (DECC, 2009), traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts, and (ii) Minimal environmental impact with respect to waste management and flooding, and (iii) No impacts on biodiversity, soil and water, and heritage items or Aboriginal objects beyond those already approved under other terms of this approval	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Letter from OptimE to BMD titled "Approval of Minor Construction Ancillary Facilities – Moorebank Avenue Realignment (SSI 10053)" dated 23/5/25 • Letter from OptimE to BMD titled "Approval of Minor Construction Ancillary Facilities – Moorebank Avenue Realignment (SSI 10053)" dated 22/5/25 • Minor Construction Ancillary Facility Application # 1, BMD dated 22/5/25 • Minor Construction Ancillary Facility Application # 3, BMD dated 09/07/25 • Letter from OptimE to BMD, titled "Approval of minor construction ancillary facilities – Moorebank Avenue Realigfnment (SSI 10053)" dated 20/02/26 • Email from OptimE, titled "New Ancillary Facility 004" dated 14/11/25 • Letter from OptimeE, titled "Approval of Minor Construction Ancilary Facilities – Moorebank Avenue Realignment (SSI 10053)" dated 15/04/26	As observed during the Audit site inspection, the Contractors Construction compound had been established in an existing concrete and paved hard stand area and away from any sensitive receivers. The Auditor reviewed the EIS and the CEMP and noted that the location is consistent with both the EIS (Figure 5.1) and the CEMP (Figure 2.2) As the CEMP and subplans were approved by DPHI on 6/4/23, compliance with this Condition has been achieved During the IA # 3 Audit period, the ER approved two applications for minor construction ancillary facilities on 22/5/25 and 23/5/25. During the IA # 4 Audit period, two applications for minor Approval facilities were approved by the ER (Applications # 4 and 6). During the IA#5 Audit period, one application was submitted and approved by the ER on 15/4/26. The approval related to the following facilities: • **MAF 007** – located on MPE Stage 1 adjacent to the Project's main compound next to Gate 11 for a laydown for materials and equipment • **MAF 008** – located on Department of Defence land adjacent to the Project's northern boundary for a laydown for materials mostly conduits, pit and pipes. The ER concluded the following: *"I have reviewed the proposals and confirm that the minor ancillary facilities described in the submitted applications meet the definition and requirements of Condition A24 for Minor Construction Ancillary Facilities"*	Compliant
INDEPENDENT APPOINTMENTS				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A25	Independent Appointments required by the terms of this approval must have regard to Seeking approval from the Department for the appointment of independent experts (DPIE, 2020) and hold current membership of a relevant professional body, unless otherwise agreed by the Planning Secretary.	• Audit Interview 8/9/26 • Letter from GHD to DPHI titled "Moorebank Avenue Realignment (SSI-10053) – Nomination of Environmental Representative and alternate Environmental Representative" dated 21/7/22 • Letter from DPHI to National Intermodal titled "Nomination of environmental Representative for Moorebank Avenue Realignment" dated 11/8/22. • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment, Appointment of IEA" dated 7/12/23	Optim- E have been appointed as the independent Environmental Representative. Trigalana Environmental has been appointed as the Independent Environmental Auditor (IEA). Both the Environmental Representative and the IEA have current memberships of professional bodies with their appointments approved by DPHI. There has been no change to the ER or the IEA during the Audit period.	Compliant
A26	The Planning Secretary may at any time commission an Audit of how an Independent Appointment has exercised their functions. The Proponent must: (a) Facilitate and assist the Planning Secretary in any such Audit; and (b) Make it a term of their engagement of an Independent Appointment that the Independent Appointment facilitate and assist the Planning Secretary in any such Audit.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	The Planning Secretary has not commissioned an Audit of how an Independent Appointment has exercised their functions.	Not triggered
A27	The Planning Secretary may withdraw its approval of an Independent Appointment should they consider the Independent Appointment has not exercised their functions in accordance with this approval. **Note:** Conditions A26 and A27 apply to all Independent Appointments including the ER.	• Site Inspection8/9/26 • Audit Interview 8/9/26.	The Planning Secretary has not withdrawn their approval of any independent appointment.	Not triggered
ENVIRONMENT REPRESENTATIVE				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A28	Work must not commence until an Environmental Representative (ER) has been nominated by the Proponent and approved by the Planning Secretary.	• Letter from GHD to DPHI titled "Moorebank Avenue Realignment (SSI-10053) – Nomination of Environmental Representative and alternate Environmental Representative" dated 21/7/22. • Letter from DPHI to National Intermodal titled "Nomination of Environmental Representative for Moorebank Avenue Realignment" dated 11/8/22.	The ER was approved by the Department on the 11/8/22. Low impact work did not commence until the 7/9/23.	Compliant
A29	The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of work.	• Letter from GHD to DPHI titled "Moorebank Avenue Realignment (SSI-10053) – Nomination of Environmental Representative and alternate Environmental Representative" dated 21/7/22. • Letter from DPHI to National Intermodal titled "Nomination of environmental Representative for Moorebank Avenue Realignment" dated 11/8/22.	The ER was approved by the Department on the 11/8/22. Low impact work did not commence until the 7/9/23.	Compliant
A30	The Proponent may engage more than one ER for the SSI, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of the SSI.	• Letter from GHD to DPHI titled "Moorebank Avenue Realignment (SSI-10053) – Nomination of Environmental Representative and alternate Environmental Representative" dated 21/7/22 • Letter from DPHI to National Intermodal titled "Nomination of Environmental Representative for Moorebank Avenue Realignment" dated 11/8/22.	National Intermodal have engaged the services of an alternate ER to fulfill the role of ER should the ER be unavailable. There has been no change to the ER team during the IEA#5 Audit period.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A31	For the duration of work or as agreed with the Planning Secretary, the approved ER must: (a) Receive and respond to communication from the Planning Secretary in relation to the environmental performance of the SSI; (b) Consider and inform the Planning Secretary on matters specified in the terms of this approval; (c) Consider and recommend to the Proponent any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; (d) Review documents identified in Conditions A12, A22, C1, C6 and C12 and any other documents that are identified by the Planning Secretary, for consistency with requirements in or under this approval and if so: (i) Make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or (ii) Make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary / Department for information or are not required to be submitted to the Planning Secretary/Department); (iii) Provide a written statement/submission via the Major Projects portal to the Planning Secretary advising the documents have been reviewed for consistency by the ER; (e) Regularly monitor the implementation of the requirements of documents listed in Conditions A12, A22, C1, C6 and C12 and the terms of this approval; (f) As may be requested by the Planning Secretary, help plan or attend Audits of the development commissioned by the Department including scoping Audits, programming Audits, briefings and site visits, but not independent environmental Audits required under Condition A35 of this approval;	• ER Audit Interview 8/9/26. • on Report, OptimE, dated 04/02/26 • Letter from OptimE, titled "Approval of Minor Construction Ancillary Facilities – Moorebank Avenue Realignment (SSI 10053)" 15/04/26 • Letter from OptimE, titled "Environmental Representative (ER) Monthly Report for April 2026, Project SSI 10053 – Moorebank Avenue Realignment Work (MARW)" dated 05/05/26 • ER Site Inspection Report, from OptimE, dated 29/04/26 • ER Site Inspection Report, from OptimE, dated 14/07/26	The Environmental Representative's involvement in the project to date has included: • Preparation of monthly ER reports • ER site inspections and environmental reporting • Review and endorsement of the CEMP and specialist subplans • Review and endorsement of the risk assessment undertaken in accordance with Condition A19. • Review of consistency assessments Confirmation of the ER's involvement was provided in the form of: • Site Inspection Reports • ER approvals for minor construction ancillary facilities (in accordance with Condition A24) • Monthly ER reports to DPHI ER inspections are undertaken monthly or as required with the site supervisor in attendance, evidence was provided to the Auditor demonstrating the closure of ER actions.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(g) As may be requested by the Planning Secretary, assist in the resolution of community complaints; (h) Consider or assess the impacts of minor construction ancillary facilities comprising lunch sheds, office sheds, portable toilet facilities and materials storage, as required by Condition A24 of this approval; (i) Consider minor amendments to be made to the Ancillary Site Establishment Management Plan, CEMP, CEMP Sub-plans and monitoring programs without increasing impacts to nearby receivers or that comprise updating or are of an administrative nature, and are consistent with the terms of this approval and the CEMP, CEMP Sub-plans and monitoring programs approved by the Planning Secretary and, if satisfied such amendment is necessary, approve the amendment. This does not include modification to the terms of this approval; (j) Prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Environmental Representative Protocol under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven days following the end of each month for the duration of the ER's engagement for the SSI, or as otherwise agreed by the Planning Secretary; and (k) Make recommendations to the Planning Secretary that the activities reliant on the definition of Low Impact Works are consistent with the definition.			
A32	The Proponent must provide the ER with documentation requested by the ER in order for the ER to perform their functions specified in Condition A31 (including preparation of the ER monthly report), as well as: (a) The complaints register (to be provided on a weekly basis or as requested); and	• ER Audit Interview 10/03/26	The ER confirmed they have been provided with the necessary documentation for them to perform their role in accordance with the CoA.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(b) A copy of any assessment carried out by the Proponent of whether proposed work is consistent with the approval (which must be provided to the ER before the commencement of the subject work).			
NOTIFICATION OF COMMENCEMENT				
A33	The Department must be notified in writing of the dates of commencement of construction and operation at least one month before those dates.	• Audit Interview 24/01/24 • Email from National Intermodal to DPHI titled "MAR (SSI 10053) – Informing of Construction Commencement" dated 28/8/23.	DPHI were formally notified of the commencement of construction by email on 28/8/23.	Compliant
AUDITING				
A34	Proposed independent Auditors must be agreed to in writing by the Planning Secretary before the commencement of an Independent Audit. This condition does not apply to the engagement of Auditors required under Condition E58.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment – IEA Auditor Nomination" dated 7/2/23.	DPHI approved the nominated Auditors on 7/2/23.	Compliant
A35	Independent Audits of the SSI must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (DPIE, 2020).	• Independent DPHI Compliance Audit, SSI 10053- Moorebank Avenue Realignment Works, Rev 0 dated 26/2/24 (Audit #1) • Independent DPHI Compliance Audit, SSI 10053- Moorebank Avenue Realignment Works, Rev 0 dated 10/5/25 (Audit #2) • Independent DPHI Compliance Audit, SSI 10053- Moorebank Avenue Realignment Works, Rev 0 dated 19/3/26 (Audit #4) • This Audit report.	Audits are being undertaken in accordance with the Independent Audit Post Approval Requirements (DPIE, 2020) as required by this condition.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice (or timing as stipulated by the Planning Secretary) to the Proponent of the date upon which the Audit must be commenced.	• Audit interview 8/9/26.	The Planning Secretary has not requested Audits to be undertaken at different times to those above.	Not triggered
A37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPE, 2020), the Proponent must: (a) Review and respond to each Independent Audit Report prepared under Condition A35 or Condition A36; (b) Submit the response to the Planning Secretary; and (c) Make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary, or as otherwise agreed by the Planning Secretary.	• Audit interview 8/9/26 • Independent DPHI Compliance Audit, SSI 10053- Moorebank Avenue Realignment Works, Rev 0 dated 10/3/26 (Audit #4) • Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment Works – SSI 10053 Response to Independent Environmental Audit #4 dated 007/05/26 • Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct	The Proponent's response to Independent Audit # 4 was issued to DPHI on within the timeframe required by this condition. All Independent Audits and the Proponents responses to submissions are provided on the Project website.	Compliant
A38	Independent Audit Reports and the Proponent's response to Audit findings must be submitted to the Planning Secretary within two months of undertaking the independent Audit site inspection as outlined in the Independent Audit Post Approval Requirements (DPIE, 2020).	• Audit interview 8/9/26. • Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment Works – SSI 10053 Response to Independent Environmental Audit #4 dated 07/05/26 • Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct • Email from major projects nsw to DPIE, titled "Moorebank Avenue Realignment – Independent Audit Report 3 – Service Level Agreement" dated 07/11/25	The proponent's response to Independent Audit # 4 was issued to DPHI on within the timeframe required by this condition.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A39	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (DPIE, 2020), the Planning Secretary may approve a request for ongoing independent operational Audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational Audits have demonstrated operational compliance	• Audit interview 8/9/26.	Operational requirement, not triggered.	Not triggered
INCIDENT AND NON-COMPLIANCE NOTIFICATION AND REPORTING				
A40	The Planning Secretary must be notified via the Major Projects website immediately after the Proponent becomes aware of an incident. The notification must identify the SSI (including the application number and the name of the SSI if it has one) and set out the location and nature of the incident.	• Audit interview 8/9/26. • Incident Register	The Auditor reviewed the incident register. There were no incidents recorded or reported to DPHI or EPA during the Audit period.	Not triggered
A41	Subsequent notification of an incident must be given and reports submitted in accordance with the requirements set out in APPENDIX B.	• Audit interview 8/9/26.	As above	Not triggered
A42	The Planning Secretary must be notified via the Major Projects website within seven days after the Proponent becomes aware of any non-compliance. The notification must identify the SSI (including the application number and the name of the SSI if it has one), set out the condition/s that is non-compliant, the nature of the breach; the reason for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	• Audit interview 8/9/26.	There were no non compliances recorded or reported to DPHI during the Audit period.	Not triggered
A43	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	• Audit interview 8/9/26.	There were no non compliances recorded or reported to DPHI during the Audit period.	Not Triggered
IDENTIFICATION OF WORKFORCE AND COMPOUNDS				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A44	The SSI name; application number; telephone number, postal address and email address required under Condition B9 of this approval must be made available on-site boundary fencing/ hoarding at each ancillary facility before the commencement of construction. This information must also be provided on the website required under Condition B13 of this approval.	• Site inspection 8/9/26. • Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct	A site notice was provided at the site entry gate with the required information. The Information was also provided on the project website in accordance with this condition.	Compliant
A45	The Proponent may subdivide land for the purposes of, and otherwise in connection with, the Moorebank Avenue Realignment project. Prior to obtaining a Subdivision Certificate, the Proponent is required to submit a final subdivision plan(s) to the Planning Secretary for information. The subdivision for the dedication of the Moorebank Avenue Realignment project as a public road in accordance with the Roads Act 1993 is to being generally consistent with any Land Dedication Plan(s) approved under the TfNSW Work Authorisation Deed (WAD).	• Modification of Infrastructure Approval, SSI-10053-MOD-1: Future subdivision required for the purpose of, or in connection with, the Project. • Plan of Subdivision of Lot 1 in DP 825352, dated 30/09/25 • Letter from DPHI, titled "Moorebank Avenue Realignment (SSI-10053) subdivision, condition A45" dated 20/02/26 • Post Approval Form_20260115001424 • Email from Land Development Certificates to National Intermodal titled "Subdivision Certificate- Moorebank Avenue Re-alignment" dated 16/1/26	A subdivision plan has now been prepared for the development and issued to DPHI. DPHI acknowledged receipt of the Plan on 20/2/26 and that the Plan has been submitted to the Department prior to obtaining a subdivision certificate. Determination of a subdivision certificate (undertaken by a private certifier on 16/1/26 with email evidence provided to the Auditor. There have been no changes to the subdivision arrangements during the IA#5 Audit period.	Compliant

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
COMMUNITY INFORMATION, CONSULTATION, AND INVOLVEMENT				
B1	Before the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2019). The CCC must begin to exercise functions in accordance with such guidelines before the commencement of construction and continue to do so for the duration of construction.	• Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct • CCC Meeting # 34 Minutes 08/09/26 • CCC Meeting # 33 Minutes 02/06/26 • Community Consultative Committee – Terms of Refrence, Moorbank Intermodel Precinct, dated 11/03/26 • Email from National Intermodal, titled "Moorbank Intermodal Precinct/ DPHI Bi-Monthly Meeting" dated 17/03/26 • Email from National Intermodal, titled "Moorebank Intermodal Precinct/ DPHI Bi-Montly Meeting" dated 17/03/26 • Community Consultative Committee – Terms of Reference, from Moorebank Intermodal Precinct, dated 11/3/26	As noted below in condition B2, DPHI have approved the expansion of the Community Consultation Committee (CCC). A project website has been established and the minutes of CCC meetings are available on the website as well as other relevant information including the compiaints register. During the Audit period, two CCC meetings were held on 08/09/2/6 and the 02/6/26. An independent chair has been appointed to run the CCC meetings which are held quarterly. Composition of the CCC includes: • Independent Chair • Representatives of ESR, National Intermodal, Liverpool Council, and consultants of the Project team Terms of reference (TOR) of the CCC were updated and issued to DPHI on 10/2/25. DPHI confirmed on 20/2/25, they had no comments with the TOR. The TOR have now been agreed with a copy of the final terms (dated 11/3/26) provided to the Auditor. General content of the CCC meetings included: • National Intermodal Precinct Update (including the Moorebank Avenue Re-Alignment and the disused Rail Spur • Quarterly Environmental Report • Complaints discussion • Any other business • An action log is kept monitor any actions arising from CCC meetings.	Compliant

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
B2	The Planning Secretary may consider a request to expand an existing CCC for the MLP to cover the development and to satisfy Condition B1.	• Audit interview 8/9/26 • Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment (SSI 10053) – Request under condition B2 for expansion of existing Moorebank Logistics Park Community Consultative Committee to cover Moorebank Avenue Re-alignment" dated 5/7/23 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment B2- Expansion of CCC (SSI-10053) dated 10/8/22.	DPHI approved a request submitted by National Intermodal to expand the Community Consultative Committee under Condition B2 noting the request to has been submitted to the Department prior to the commencement of construction works and contains all the necessary information as required by Condition B2. There have been no changes to this arrangement during the IA #5 Audit period.	Compliant
B3	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication about construction and operation of the SSI with: (a) The community (including adjoining affected landowners and businesses, and others directly impacted by the SSI); and (b) The relevant councils, EPA, EES Group, Heritage NSW, DPIE Water and Sydney Water, as applicable. The Strategy must address who (the Proponent, and/or construction contractor) will engage with the community, relevant councils and agencies, how they will engage and the timing of engagements.	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works, Community Communications Strategy, dated 8/3/23 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Community Consultation Strategy, Condition B6".	DPHI approved the Community Consultation Strategy noting that the CCS has been prepared to address the requirements of the relevant CoA and was submitted to the Department prior to the commencement of construction. The latest version of the CCS approved by DPHI on the 8/3/25 and was available on the project website. There have been no changes to the CCS during the IA #5 Audit period.	Compliant
B4	The Community Communication Strategy must: (a) Identify people, organisations, councils and agencies to be consulted during the design and work phases; (b) Identify details of the community demographics;	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Community Consultation Strategy, Condition B6".	As noted in IA # 1, DPHI approved the Community Consultation Strategy noting that the CCS has been prepared to address the requirements of the relevant conditions of consent and was submitted to the Department prior to the commencement of construction.	Compliant

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	(c) Set out procedures and mechanisms for the regular distribution of accessible information including to LOTE and CALD and vulnerable communities about or relevant to the SSI; (d) Identify opportunities for education within the community about construction sites; (e) Detail the measures for advising the community in advance of upcoming construction including upcoming out-of-hours work and blasting activities (f) Provide for the formation of issue or location-based community forums that focus on key environmental management issues of concern to the relevant community(ies) for the SSI; (g) Set out procedures and mechanisms: (i) Through which the community can discuss or provide feedback to the Proponent 24 hours a day, seven days per week; (ii) Through which the Proponent will respond to enquiries or feedback from the community; and (iii) To resolve any issues and mediate any disputes that may arise in relation to the environmental management and delivery of the SSI, including disputes regarding rectification or compensation.	• Moorebank Avenue Realignment Works, Community Communications Strategy, dated 8/3/23 • Moorebank Avenue Realignment Works, Community Communications Strategy, dated 19/2/25 • Letter from DPHI to National Intermodal titled "Moore bank Avenue Realignment (SSI-10053) Revised Community Communication Strategy, Condition B6" dated 3/3/25	The latest version of the CCS approved by DPHI on the 8/3/25 and was available on the project website. There have been no changes to the CCS during the IA #5 Audit period.	
B5	The Planning Secretary may consider a request to expand an approved Community Communication Strategy for the MLP to cover the Moorebank Avenue Realignment project and to satisfy Conditions B3 and B4.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Community Consultation Strategy, Condition B6".	A stand-alone CCS has been prepared for the project and approved by DPHI.	Not triggered

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
B6	The Community Communication Strategy must be submitted to and approved by the Planning Secretary before the commencement of construction, unless otherwise agreed by the Planning Secretary.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Community Consultation Strategy, Condition B6".	DPHI approved the Community Consultation Strategy noting that the CCS has been prepared to address the requirements of the relevant conditions of consent and was submitted to the Department prior to the commencement of construction.	Compliant
B7	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for the duration of the work and for 12 months following the completion of construction.	• Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct • Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct • Moorebank Newsletter No. 30 - July 2026 • Moorebank Newsletter No. 29 - June 2025 • Moorebank Newsletter No. 27 - March 2025 • Moorebank Newsletter No. 26 - December 2024 • Moorebank Newsletter No. 25 - August 2024 • Moorebank Newsletter No. 24 - May 2024 • CCC Meeting #34 Minutes 080926 • CCC Meeting #33 Minutes 020626 • CCC Meeting #32 Minutes 030326 • CCC Meeting #31 Minutes 021225 • CCC Meeting #30 Minutes 100925 • CCC Meeting #29 Minutes 290525 • CCC Meeting #28 Minutes 200225 • CCC Meeting Minutes 050924 • CCC Meeting Minutes 230524	Sufficient information was provided and available on the project website to demonstrate the implementation of the CCS including community notifications, meeting minutes and complaints registers.	Compliant

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
COMPLAINTS MANAGEMENT SYSTEM				
B8	A Complaints Management System must be prepared and implemented before the commencement of any Work and maintained for the duration of construction and for a minimum for 12 months following completion of construction of the SSI.	• Community | Moorebank Intermodal Precinct	The complaints management system is managed centrally for the entire project by Colliers. The system for handling complaints is included in Appendix B of the Community Communications Strategy. Further information regarding complaints received and the effectiveness of the complaints management system is provided in Section 3.4. Two complaints were received regarding bushfire risk, including potential ignition from construction activities and the adequacy of fire-prevention, mitigation and response measures. The project reviewed both complaints, provided follow-up information and advice on controls, and closed both matters with no further action taken.	Compliant
B9	The following information must be available to facilitate community enquiries and manage complaints one month before the commencement of work and for 12 months following the completion of construction: (a) A 24- hour telephone number for the registration of complaints and enquiries about the SSI; (b) A postal address to which written complaints and enquires may be sent; (c) An email address to which electronic complaints and enquiries may be transmitted; and (d) A mediation system for complaints unable to be resolved. This information must be accessible to all regardless of age, ethnicity, disability, or literacy level.	• Community | Moorebank Intermodal Precinct	The relevant information is provided on the project website as follows: a) 24/7 complaints and enquires number – 1800 512 393 b) Postal address –400 Moorebank Avenue, NSW 2170 c) Email address – community@esr.com d) Details of the mediation system are provided in the complaints handling procedure, Appendix B of the Community Communications Strategy Community newsletters are available in a variety of languages including English, Arabic, Fijian, Filipino, Hindi and Vietnamese.	Compliant

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
B10	A Complaints Register must be maintained recording information on all complaints received about the SSI during the carrying out of any work and for a minimum of 12 months following the completion of construction. The Complaints Register must record the: (a) Number of complaints received; (b) The date and time of the complaint; (c) The method by which the complaint was made; (d) Any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect; (e) Nature of the complaint; (f) Means by which the complaint was addressed and whether resolution was reached, with or without mediation; and (g) If no action was taken, the reason(s) why no action was taken. Complainants must be advised, where possible, that the Complaints Register may be forwarded to Government agencies to allow them to undertake their regulatory duties.	• Site Inspection 8/9/26 • Audit interview 8/9/26. • Complaints register as of 7 April 2025 • Moorebank Avenue Realignment Works – Community Communications Strategy, National Intermodal, Rev D, 7/3/23	Colliers management manage the complaints centrally for all precincts. Refer to Section 3.4 for a description of the complaints received during the Audit period. Appendix D of the CCS is the complaints handling procedure The complaints register was provided to the auditor and includes the information required by this condition. An up to date complaints register was available on the project website.	Complaint
B11	The Complaints Register must be provided to the Planning Secretary upon request, within the timeframe stated in the request.	• Audit interview 8/9/26. • Letter from OptimE, titled "Environmental Representative (ER) Monthly Report for April 2026, Project SSI 10053 – Moorebank Avenue Realignment Work (MARW)" dated 05/05/26	The Planning Secretary has not requested a copy of the complaints register. Complaints are reported monthly to DPHI via the ER report. Complaints are also currently, (although not required by the SSI conditions), provided to DPHI on a fortnightly basis (along with all complaints from the broader Moorebank Intermodal Precinct). Evidence of submission of the complaints register to DPHI was provided to the Auditor.	Not triggered

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
B12	The Planning Secretary may consider a request to expand an existing Complaints Management System for the MLP to cover the Moorebank Avenue Realignment project and to satisfy Conditions B8 and B10.	• Audit interview 8/9/26. • Moorebank Avenue Realignment Works, Community Communications Strategy, dated 8/3/23 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Community Consultation Strategy, Condition B6".	Section 6 and Appendix B of the CCS include details of the Complaints Management System and contact information line. The CCS was approved by DPHI and covers the Moorebank Intermodal Precinct. There was no change to this arrangement during the IA #5 Audit period.	Compliant
PROVISION OF ELECTRONIC INFORMATION				
B13	A website or webpage providing information in relation to the SSI must be established before commencement of work and be maintained for the duration of construction, and for a minimum of 24 months following the completion of construction. The following up-to-date information (excluding confidential, private, commercial information or any other information that the Planning Secretary has approved to be excluded) must be published before the relevant work commences and maintained on the website or dedicated pages including: (a) Information on the current implementation status of the SSI; (b) A copy of the documents listed in Condition A1, and any documentation relating to any modifications made to the SSI or the terms of this approval;	• Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct	The project website is comprehensive and includes the relevant information as required by this condition. The website provides language interpretation services. As recommended by the previous Audit (IA#2), the complaints register was updated to include an additional column that documents which precinct of the intermodal terminal the complaint relates to so that it is clear which complaints are related to the MAR project, and which complaints are related to other parts of the precinct.	Complaint

Part B – COMMUNITY INFORMATION AND REPORTING				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	(c) A copy of this approval in its original form, a current consolidated copy of this approval (that is, including any approved modifications to its terms), and copies of any approval granted by the Minister to a modification of the terms of this approval; (d) A copy of each statutory approval, licence or permit required and obtained in relation to the SSI; (e) A copy of the most recently approved version of each document required under the terms of this approval; and (f) A copy of the reports of Audits required under the terms of this approval. Where the information / document relates to a particular activity or is required to be implemented, it must be published before the commencement of the relevant activity to which it relates and before its implementation. All information required in this condition must be available on the Proponent's website, ordered in a logical sequence and easy to navigate.			

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C1	(A) Construction Environmental Management Plan (s) (CEMPs) must be prepared having regard to the Environmental Management Plan Guideline for Infrastructure Projects (Department of Planning, Industry and Environment, 2020). The CEMP must detail how the performance outcomes, commitments and mitigation measures specified in the documents listed in Condition A1 will be implemented and achieved during construction.	• MAR SSI-10053 Construction Waste and Resource Management Plan, March 2023 • MAR SSI-10053 Construction Soil and Water Management Plan, August 2023 • MAR SSI-10053 Construction Traffic and Transport Management Plan, August 2023 • MAR SSI-10053 Construction Noise and Vibration Management Plan, June 2023 • MAR SSI-10053 Construction Heritage Management Plan, June 2023 • MAR SSI-10053 Construction Biodiversity Management Plan, June 2023 • MAR SSI-10053 Construction Air Quality Management Plan, May 2023 • MAR SSI-10053 Construction Bushfire Management Plan, May 2023 • MAR SSI-10053 Contamination Management Plan, March 2023 • MAR SSI-10053 Construction Environmental Management Plan, May 2023	National Intermodal has prepared a comprehensive Construction Environmental Management Plan and specialist subplans addressing key environmental issues including: • Waste and resource • Soil and water • Traffic and transport • Noise and vibration • Heritage management • Biodiversity • Air quality • Bushfire • Contamination. The CEMP was approved by DPHI on 6/4/23 noting that the CEMP had been endorsed by the Environmental Representative and submitted at least one month prior to the commencement of construction. The CEMP and subplans are generally consistent with the Environmental Management Plan Guideline for Infrastructure Projects (Department of Planning, Industry and Environment, 2020) The construction contractor (BMD) for the MAR have prepared a standalone CEMP for the project that is aligned with the DPHI approved CEMP and BMD processes and procedures. During the previous (IA#3) Audit period, Environmental Management Plans were modified to accommodate the Environment Protection Licence. The changes were minor and were endorsed by the ER on the 21/8/25. The ER noted the changes were of an administrative nature, therefore no additional consultation required regarding the changes. There were no changes to the CEMP during the IA#5 Audit period.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
		• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI10053) Construction Environmental Management Plan, Conditions C1-C11" dated 6/4/23. • Environmental Management Plan, Moorebank Avenue Realignment Works (MAR) National Intermodal Corporation Limited 121-2118, rev 1 dated 11/2/25 • Letter from OptimE to National Intermodal titled "SSI10053 – Moorebank Avenue Realignment Works (MAR) Environmental Representative (ER) – Approved amendments to the Construction Environmental Management Plan (CEMP) and associated sub plans and monitoring programs" dated 21/8/25		
C2	With the exception of the CEMP(s) expressly nominated by the Planning Secretary to be endorsed by the ER, all CEMPs must be submitted to the Planning Secretary for approval. Note: The Planning Secretary will consider the assessment of the predicted level of environmental risk and potential level of community concern required under Condition A14(e) or A19 when deciding whether any CEMPs may be endorsed by the ER	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI10053) Construction Environmental Management Plan, Conditions C1-C11" dated 6/4/23.	The CEMP was approved by DPHI on 6/4/23 noting that the CEMP had been endorsed by the Environmental Representative and submitted at least one month prior to the commencement of construction. There were no changes to the CEMP during the IA#5 Audit period.	Compliant
C3	A CEMP must provide:	• MAR SSI-10053 Construction Environmental Management Plan, May 2023.	The CEMP is comprehensive and addresses the requirements of this condition. There were no changes to the CEMP during the IA#5 Audit period.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	(a) A description of activities to be undertaken during construction (including the scheduling of construction); (b) Details of environmental policies, guidelines and principles to be followed in the construction of the SSI; (c) A program for ongoing analysis of the key environmental risks arising from the activities described in subsection (a) of this condition, including an initial risk assessment undertaken before the commencement of construction of the SSI; (d) Details of how the activities described in subsection (a) of this condition will be carried out to: (i) Meet the performance outcomes stated in the documents listed in Condition A1; and (ii) Manage the risks identified in the risk analysis undertaken in subsection I of this condition; (e) An inspection program detailing the activities to be inspected and frequency of inspections; (f) A protocol for managing and reporting any: (i) Incidents; and (ii) Non-compliances with this approval or statutory requirements; (g) Procedures for rectifying any non-compliance with this approval identified during compliance Auditing, incident management or at any time during construction; (h) A list of all the CEMP Sub-plans to be prepared in respect of construction, as set out in documents listed in Condition A1. Where staged construction of the SSI is proposed, the CEMP must also identify which CEMP Sub-plan applies to each of the proposed stages of construction;			

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	(i) An organisational chart including description of the roles and environmental responsibilities for relevant employees and any independent appointments; (j) For training and induction for employees, including contractors and sub-contractors, in relation to environmental and compliance obligations under the terms of this approval; and (k) For periodic review and update of the CEMP and all associated plans and programs			
C4	Any CEMP not requiring the Planning Secretary's approval must be submitted to the ER for endorsement no later than one (1) month before the commencement of construction or where construction is staged, no later than one (1) month before the commencement of that stage. That CEMP must obtain the endorsement of the ER as being consistent with the conditions of this approval and all undertakings made in the documents listed in Condition A1.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI 10053_ Construction Environmental Management Plan, Conditions C1-C11" dated 6/4/23.	The CEMP was approved by DPHI on 6/4/23 noting that the CEMP had been endorsed by the Environmental Representative and submitted at least one month prior to the commencement of construction. There were no changes to the CEMP during the IA#5 Audit period.	Compliant
C5	Any CEMP to be approved by the Planning Secretary must be endorsed by the ER and then submitted to the Planning Secretary for approval no later than one (1) month before the commencement of construction, or where construction is staged, no later than one (1) month before the commencement of that stage.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI 10053_ Construction Environmental Management Plan, Conditions C1-C11" dated 6/4/23.	The CEMP was approved by DPHI on 6/4/23 noting that the CEMP had been endorsed by the Environmental Representative and submitted at least one month prior to the commencement of construction.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
C6	CEMP Sub-plans as identified in documents listed in Condition A1 must be prepared in consultation with relevant government agencies and stakeholders. Relevant government agencies and stakeholders must be nominated in the risk assessment matrix submitted to the Planning Secretary require in accordance with Condition A14 or A19. Details of all information requested by an agency during consultation must be provided to the Planning Secretary as part of any submission of the relevant CEMP Sub-plan, including copies of all correspondence from those agencies as required by Condition A5.	• MAR SSI-10053 Construction Waste and Resource Management Plan, March 2023 • MAR SSI-10053 Construction Soil and Water Management Plan, August 2023 • MAR SSI-10053 Construction Traffic and Transport Management Plan, August 2023 • MAR SSI-10053 Construction Noise and Vibration Management Plan, June 2023 • MAR SSI-10053 Construction Heritage Management Plan, June 2023 • MAR SSI-10053 Construction Biodiversity Management Plan, June 2023 • MAR SSI-10053 Construction Air Quality Management Plan, May 2023 • MAR SSI-10053 Construction Bushfire Management Plan, May 2023 • MAR SSI-10053 Contamination Management Plan, March 2023.	Consultation undertaken for each subplan is summarised in Appendix A with consultation records provided in Appendix A.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
C7	The CEMP Sub-plans must state how: (a) The environmental performance outcomes identified in the documents listed in Condition A1 will be achieved; (b) The mitigation measures identified in the documents listed in Condition A1 will be implemented; (c) The relevant terms of this approval will be complied with; and (d) Issues requiring management during construction (including cumulative impacts), as identified through ongoing environmental risk analysis, will be managed through SMART principles.	• MAR SSI-10053 Construction Waste and Resource Management Plan, March 2023 • MAR SSI-10053 Construction Soil and Water Management Plan, August 2023 • MAR SSI-10053 Construction Traffic and Transport Management Plan, August 2023 • MAR SSI-10053 Construction Noise and Vibration Management Plan, June 2023 • MAR SSI-10053 Construction Heritage Management Plan, June 2023 • MAR SSI-10053 Construction Biodiversity Management Plan, June 2023 • MAR SSI-10053 Construction Air Quality Management Plan, May 2023 • MAR SSI-10053 Construction Bushfire Management Plan, May 2023 MAR SSI-10053 Contamination Management Plan, March 2023	The CEMP subplans are comprehensive and address the requirements of this condition.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
C8	With the exception of any CEMP Sub-plans expressly nominated by the Planning Secretary to be endorsed by the ER, all CEMP sub-plans must be submitted to the Planning Secretary for approval. Note: The Planning Secretary will consider the assessment of the predicted level of environmental risk and potential level of community concern required under Condition A14I when deciding whether any CEMP Sub-plans may be endorsed by the ER	• Letter from GHD to DPHI titled "Moorebank Avenue Realignment (SSI-10053) Environmental risk assessment (Condition A19), combination of plans (Condition A6) and endorsement of nominated plans by the Environmental Representative (Condition C6)" dated 2/11/22 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Construction Noise and Vibration Management Plan, Conditions C8, C14 and E21" dated 15/6/23 • Letter from DPHI to National Intermodal titled "Risk Assessment for Moorebank Avenue Realignment Work (Condition A19 of SSI 10053" dated 22/11/22.	DPHI noted the following documents to be submitted to the Planning Secretary for Approval: • Construction Environmental Management Plan (C2) • Construction Noise and Vibration Management Plan (C8 and C14) • Community Communications Strategy (B6). As noted in the Auditors response to conditions C2, C8, C14 and B5, these CEMP subplans were submitted to and approved by the Planning Secretary in accordance with this condition.	Compliant
C9	The CEMP Sub-plans not requiring the Planning Secretary's approval must obtain the endorsement of the ER as being in accordance with the conditions of approval and all relevant undertakings made in the documents listed in Condition A1. Any of these CEMP Sub-plans must be submitted to the ER with, or subsequent to, the submission of the CEMP but in any event, no later than one (1) month before construction or where construction is staged no later than one (1) month before the commencement of that stage.	• Letter from DPHI to National Intermodal titled "Risk Assessment for Moorebank Avenue Realignment Work (Condition A19 of SSI 10053" dated 22/11/22.	DPHI approved the following subplans to be endorsed by the ER: • Construction Access and Traffic Management Plan • Contamination Management Plan • Construction Soil and Water Management Plan • Construction Air Quality Management Plan • Bushfire Management Plan • Construction Waste and Resource Management Plan. Appendix B of the relevant CEMP subplans provides the ER letter of endorsement.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
C10	Any of the CEMP Sub-plans to be approved by the Planning Secretary must be submitted to the Planning Secretary with, or subsequent to, the submission of the CEMP but in any event, no later than one (1) month before construction or where construction is staged no later than one (1) month before the commencement of that stage.	• Letter from DPHI to National Intermodal titled "Risk Assessment for Moorebank Avenue Realignment Work (Condition A19 of SSI 10053" dated 22/11/22.	DPHI noted the following documents to be submitted to the Planning Secretary for Approval: • Construction Environmental Management Plan (C2) • Construction Noise and Vibration Management Plan (C8 and C14) • Community Communications Strategy (B6) As noted in the Auditor's response to conditions C2, C8, C14 and B5, these CEMP subplans were submitted to and approved by the Planning Secretary in accordance with this condition.	Compliant
C11	Construction must not commence until the CEMP and all CEMP Sub-plans have been approved by the Planning Secretary or endorsed by the ER (whichever is applicable), unless otherwise agreed by the Planning Secretary. The CEMP and CEMP Sub-plans, as approved by the Planning Secretary or endorsed by the ER (whichever is applicable), including any minor amendments approved by the ER, must be implemented for the duration of construction	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI 10053_ Construction Environmental Management Plan, Conditions C1-C11" dated 6/4/23.	The CEMP and subplans were approved by DPHI or endorsed by the ER as applicable in April 2023, construction commenced in October 2023.	Compliant
CONSTRUCTION NOISE AND VIBRATION MONITORING PROGRAM				
C12	A Construction Noise and Vibration Monitoring Program must accompany the Noise and Vibration Management Sub-plan when it is lodged for endorsement or approval in accordance with Conditions C9 and C10. The Construction Noise and Vibration Monitoring Program must be prepared in consultation with the relevant council(s) to compare actual performance of construction of the SSI against the performance predicted in the documents listed in Condition A1 or in the relevant CEMP.	• MAR SSI-10053 Construction Noise and Vibration Management Plan, June 2023 – Appendix E.	Appendix E of the Construction Noise and Vibration Management Plan is the Construction Noise and Vibration Monitoring Program.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
C13	The Construction Noise and Vibration Monitoring Program must provide: (a) Details of baseline data available; (b) Details of baseline data to be obtained and when; (c) Details of all monitoring of the project to be undertaken; (d) The parameters of the project to be monitored; (e) The frequency of monitoring to be undertaken; (f) The location of monitoring; (g) The reporting of monitoring results and analysis results against relevant criteria; (h) Details of the methods that will be used to analyse the monitoring data; (i) Procedures to identify and implement additional mitigation measures where the results of the monitoring indicate unacceptable project impacts; (j) A consideration of SMART principles; (k) Any consultation to be undertaken in relation to the monitoring programs; (l) Any specific requirements outlined in the terms of this approval; and (m) Details of all information requested by an agency during consultation, including copies of all correspondence from those agencies as required by Condition A5.	• MAR SSI-10053 Construction Noise and Vibration Management Plan, June 2023 – Appendix E.	The Construction Noise and Vibration Monitoring Program is comprehensive and addresses the requirements of this condition.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
C14	Unless expressly nominated by the Planning Secretary to be endorsed by the ER, the Construction Noise and Vibration Monitoring Program must be submitted to the Planning Secretary for approval.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Construction Noise and Vibration Management Plan, Conditions C8, C14 and E21" dated 15/6/23.	DPHI approved the Construction Noise and Vibration Management Plan noting the CNVMP: • Includes the construction noise and vibration monitoring program (CNVMP) as per conditions C14 and E21 respectively. • Has been prepared to address the requirements of the relevant conditions of approval • Has been submitted to the Department one month prior to the commencement of construction.	Compliant
C15	Unless otherwise agreed with the Planning Secretary, construction must not commence until the Construction Noise and Vibration Monitoring Program has been approved by the Planning Secretary, and all relevant baseline data for the specific construction activity has been collected.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Construction Noise and Vibration Management Plan, Conditions C8, C14 and E21" dated 15/6/23.	Construction commenced following the endorsement of the Construction Noise and Vibration Monitoring Program by the ER on the 26th of April 2023.	Compliant
C16	The Construction Noise and Vibration Monitoring Program, including any minor amendments approved by the ER must be implemented for the duration of construction and for any longer period set out in the monitoring program or specified by the Planning Secretary, whichever is the greater.	• Site Inspection 8/9/26 • Audit interview 8/9/26. • BMD 121-2119 Moorebank Avenue Realignment Works, Online Modules • Beakon Template – Weekly HSE dated 21/3/25 • Moorebank Avenue Realignment Works, Construction Noise and Vibration Management Plan, Rev H, January 2025. • Construction Noise Compliance • Consultant Advice Notice, Octave Acoustics, dated 12/11/25 • Consultant advice notice, Octave acoustics, dated 13/01/26 • Out of hours work application for Moorebank realignment works,	Appendix E of the CNVMP provides details of the Construction Noise and Vibration Monitoring Program. Table 4.1 of the program details the frequency of monitoring to be undertaken including: • At the commencement of activities for which a NVIS has been prepared • As required during OOH works • Related to a noise complaint • Low impact OOH works undertaken in accordance with CoA E20 (b) • Spot checks of noise intensive plant • Real time unattended noise monitoring on an as required basis. Evidence of implementation of the CNVMP during the audit period included: • Noise monitoring records	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
		BMD, dated 07/10/25 • Point Source Noise Monitoring Check Sheet, from BMD, dated 18/06/26 • Point Source Noise Monitoring Check Sheet, from BMD, dated 17/08/26 • Consultant Advice Notice, from Octave Acoustics, dated 20/05/26 • Construction Noise Monitoring Report No. 3 (March–Sep 2026) • Construction Noise Monitoring Report No. 2 (Sep 2025–March 2026) • •	• Point source monitoring (of specific activity/equipment) • Construction noise monitoring reports (available on the project website).	
C17	The results of construction noise and vibration monitoring must be included in a Construction Noise Monitoring Report. The report must also include a summary of the monitoring results against the relevant noise criteria identified in the Construction Noise and Vibration Monitoring Program and be published on the Proponent's website in accordance with the reporting frequency specified in the monitoring program.	• Site Inspection 8/9/26 • Audit interview 8/9/26. • Moorebank Avenue Realignment Works, Construction Noise and Vibration Management Plan, Rev H, January 2025 (Appendix E) • Noise and Vibration Construction Monitoring Report, BMD, dated March -September 2025 • Construction Noise Monitoring Report No. 3 (March–Sep 2026) • Construction Noise Monitoring Report No. 2 (Sep 2025–March 2026) • Post Approval form, undated	Section 6.1 of the Construction Noise and Vibration Monitoring Program (included as Appendix E of the Construction Noise and Vibration Management Plan notes the "Monitoring Reports will be prepared and submitted to the Planning Secretary every six months and to relevant regulatory agencies for information in accordance with NSW COA C16 and published on the National Intermodal Website. A copy of the reports prepared for the period from September 2025 – March 2026 and from March 2-26 – September 2026 were provided to the Auditor. The report was available on the Project website with DPHI Portal records provided demonstrating submission.	Compliant

Part C – CONSTRUCTION ENVIRONMENTAL MANAGEMENT				
ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status

PART D – OPERATIONAL ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
OPERATIONAL ENVIRONMENTAL MANAGEMENT				
D1	An Operational Environmental Management Plan (OEMP) must be prepared having regard to the Environmental Management Plan Guideline for Infrastructure Projects (Department of Planning, Industry and Environment, 2020). The OEMP must detail how the performance outcomes, commitments and mitigation measures made and identified in the documents listed in Condition A1 will be implemented and achieved during operation. Condition D1 does not apply if Condition D2 of this approval applies.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	Not triggered, operational requirement	Not triggered
D2	An OEMP is not required for the SSI if the Proponent has an Environmental Management System (EMS) or equivalent as agreed with the Planning Secretary, and demonstrates, to the satisfaction of the Planning Secretary, that through the EMS or equivalent: (a) The performance outcomes, commitments and mitigation measures, made and identified in the documents listed in Condition A1, and specified relevant terms of this approval can be achieved; (b) Issues identified through ongoing risk analysis can be managed; and (c) Procedures are in place for rectifying any non-compliance with this approval identified during compliance Auditing, incident management or any other time during operation.	• Site Inspection 8/9/26 • Audit Interview 8/9/26.	Not triggered, operational requirement	Not Triggered
D3	Where an OEMP is required or an EMS adopted, measures to maintain infrastructure and to manage operational impacts to biodiversity and stormwater must be included	• Site Inspection8/9/26 • Audit Interview 8/9/26.	Not triggered, operational requirement	Not triggered

PART D – OPERATIONAL ENVIRONMENTAL MANAGEMENT				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
D4	The OEMP or EMS or equivalent as agreed with the Planning Secretary, must be submitted to the Planning Secretary for information no later than one month before the commencement of operation. The OEMP or EMS or equivalent as agreed with the Planning Secretary, as submitted to the Planning Secretary and amended from time to time, must be implemented for the duration of operation and the OEMP or EMS or equivalent must be made publicly available before the commencement of operation.	• Site Inspection8/9/26 • Audit Interview 8/9/26.	Not triggered, operational requirement	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
CONSTRUCTION AIR QUALITY				
E1	Measures must be implemented to minimise and manage the emission of dust, odour and other air pollutants during construction.	• Site Inspection8/9/26 • Audit Interview 8/9/26.	Measures to minimise dust generation observed during the site inspection included: • Stabilised site access and vehicle shaker pad • Geofabric covered stockpiles • Temporary ground stabilisation • Street sweeper • Water cart • Speed restriction signage As observed during the site inspection, paving works are advancing with the next phase of work to include landscaping. These activities will progressively provide effective groundcover and will eliminate dust risk. During the audit period there were no formal dust complaints received. One informal complaint was received from the Piccolo Me Café. In response to the complaint, a sprinkler system was established outside the café. Dust or odour were not noticeable issues during the site inspection.	Compliant
BIODIVERSITY				
E2	The SSI must not directly intrude on to the lands established as a Biobanking site under BioBanking agreement No. 341.	• Site Inspection8/9/26 • Audit Interview 8/9/26.	No intrusion on the lands established as a Biobanking site under the BioBanking agreement No. 341 were observed during the Audit site inspection. The area was fenced off with signage in place.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			As noted in Conditions A41 and E3, the reported non compliance for over clearing did not result in impacts to the Biobanking Site (241) There have been no over clearing incidents during the IA #5 Audit period. Permanent boundary fencing and exclusion signage was installed to prevent activities from occurring outside the project boundary.	
E3	The clearing of native vegetation must not exceed the clearing footprint identified in the documents listed in Condition A1. All practicable measures to reduce the clearing of native vegetation within the clearing footprint must be undertaken, with the objective of reducing impacts to threatened ecological communities and threatened species habitat.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • BMD Summary of Areas cleared for MAR under SSI and EPBC, BMD	During the previous Audit period (IA #3), a non-compliance was reported to DPHI during the Audit period for a clearing event that occurred outside the project boundary. There have been no further over clearing non-compliances during this IA#4 Audit period. BMD track the clearing undertaken and assess against the predictions in the EIS, specifically Table 7.4. The Table confirms that all clearing has been undertaken within the clearing footprint with no overclearing incidents occurring within the Audit period. The total value of areas to be cleared as predicted in the EIS is 9.14HA, with the areas cleared to date totalling 7.95 Ha The total areas to be cleared are therefore less than the areas predicted in the EIS. It was noted that there are no further clearing activities required for the project with no overclearing incidents occurring during the Audit period	Compliant
E4	Before the commencement of works, a Biodiversity Offset Strategy must be prepared in consultation with EES Group and DAWE.	• Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Biodiversity Offset Strategy Condition E4, dated 19/10/23	A Biodiversity Offset Strategy (BOS) has been prepared by an experienced ecologist. Section 4.2 of the BOS provides details of consultation undertaken in preparing the BOS. The BOS was submitted to DPHI on 25/9/23. DPHI noted receipt of the document on 19/10/23.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
		• Moorebank Avenue Realignment Works, Biodiversity Offset Strategy, WSP, September 2023. • Summary of Vegetation cleared for MAR under SSI and EPBC, BMD, (undated)		
E5	Before any impact on the species or community types to be offset, the number and classes of biodiversity credits (like-for-like) set out in Tables 7.8, 7.9, 7.10 and 7.11 of the revised Biodiversity Development Assessment Report (version 5), prepared by EMM and dated 24 May 2021, must be retired	• Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment (SSI 10053)- Biodiversity Credits" dated 20/7/23.	The letter from National Intermodal to DPHI provides details of the retirement of biodiversity credits including a credit retirement report.	Compliant
E6	The requirement to retire like-for-like ecosystem credits and species credits in Condition E5 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	• Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment (SSI 10053)- Biodiversity Credits" dated 20/7/23.	The letter from National Intermodal to DPHI provides details of the retirement of biodiversity credits including a credit retirement report.	Compliant
E7	Where evidence of compliance with the Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules (OEH, 2017) has been provided to the Planning Secretary, variation rules may be applied to retire the relevant ecosystem credits and species credits as set out in a BAM Credit Summary Report (Variation).	• Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment (SSI 10053)- Biodiversity Credits" dated 20/7/23 • Letter from DPHI to National Intermodal titled "Moorebank Realignment (SSI - 10053) Biodiversity Credits, Condition E7" dated 24/5/23.	DPHI have acknowledged that the evidence of compliance with the Ancillary rules: Reasonable Steps to seek like-for- like biodiversity credits for the purpose of applying the variation rules (OEH 2017) has been provided to the Department in accordance with condition E7	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E8	Evidence of the retirement of credits in satisfaction of Condition E5 or payment to the Biodiversity Conservation Fund in satisfaction of Condition E6 must be provided to the Planning Secretary and DAWE before any impact on the species or community types to be offset	• Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment (SSI 10053)- Biodiversity Credits" dated 20/7/23 • Letter from DPHI to National Intermodal titled "Moorebank Realignment (SSI - 10053) Biodiversity Credits, Condition E7" dated 24/5/23.	DPHI have acknowledged that the evidence of compliance with the Ancillary rules: Reasonable Steps to seek like-for- like biodiversity credits for the purpose of applying the variation rules (OEH 2017) has been provided to the Department in accordance with condition E7	Compliant
E9	Before vegetation clearing, the Proponent must consult with Liverpool City Council, Landcare groups and relevant government agencies to determine if: (a) Hollows, tree trunks, mulch, bush rock and root balls salvaged from native vegetation impacted by the SSI; and (b) Collected plant material, seeds and / or propagated plants from native vegetation impacted by the SSI, could be used by others in habitat enhancement, beneficial re-use and rehabilitation work, before pursuing other disposal options	• Audit Interview, 18/3/25 • Email from National Intermodal to Liverpool Council (LCC) dated 27/9/23 • Landcare enquiry acknowledgment • Moorebank Intermodal Biobank Offset Area BA341 Annual Report Year 4, National Intermodal Corporation, Ecological dated 15/5/25 • Photographic evidence - Logs and stumps reuse	Consultation with both LCC and Landcare has been initiated. LCC and Landcare have not identified opportunities to reuse materials in accordance with this condition at this stage. Reuse opportunities for cleared vegetation are being taken within the project including the reuse of mulch on site and the reuse of materials for the disused rail spur adjacent to the site. Some timber was stockpiled within the site for beneficial reuse. As observed during the Audit sites inspection with further photographic evidence provided to the Auditor, logs and stumps from cleared vegetation are being beneficially reused in the DURS.	Compliant
FLOODING				

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E10	Measures identified in the documents listed in Condition A1 to maintain or improve flood characteristics must be incorporated into the detailed design of the SSI. The incorporation of these measures into the detailed design must be reviewed and endorsed by a suitably qualified and experienced person in consultation with directly affected landowners, DPI Water, DPI Fisheries, OEH, NSW State Emergency Service (SES) and relevant Councils. For the purposes of this condition, "maintain" means:	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works (MAR) – Flood Investigation Report – 100% Detailed design report, Arcadis 5/2/24 • Email from Arcadis to National Intermodal titled "MAR SSI 10053 – E10 Flooding" dated 9/10/25 • CV Dr Yuan Li – Principal Water Engineer, Arcadis	Arcadis have been appointed as the project flood engineers and have confirmed the following in relation to this condition: • These measures have been incorporated into the 100% Design reporting which has been prepared, reviewed and endorsed by suitably qualified and experienced flood engineers (Dr Yuan Li (Principal Water Engineer - Arcadis and Vincent Ng (Principal Drainage Modeller/ Engineer - Arcadis)). These agencies have been consulted throughout the design process (refer to Executive Summary of the Report).	Compliant
	(a) A maximum increase in inundation levels upstream of the SSI of 50 mm in a 1% AEP rainfall event within the broader floodplain. Localised changes associated with engineered drainage structures and drainage paths as set out in the EIS (per the documents in Condition A1) would also be considered as maintaining flood characteristics in relation to this condition; and	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works (MAR) – Flood Investigation Report – 100% Detailed design report, Arcadis 5/2/24 • Email from Arcadis to National Intermodal titled "MAR SSI 10053 – E10 Flooding" dated 9/10/25 • CV Dr Yuan Li – Principal Water Engineer, Arcadis	• The EIS and the 100% Design both proposed discharge from the northern part of the MAR (Basin A) into a channel located on the neighbouring Defence Joint Logistics Unit (DJLU). • The Overland Flow Report (Costin Roe, 2020), provided within the EIS (Appendix B) does not provide a flood impact assessment for the northern part of the MAR site; it focuses on the southern part which interfaces with Anzac Creek. Therefore the EIS does not specifically identify flood standards for the northern part of the MAR. This report (Section 6.5) shows 'locally confined' minor flood increases adjacent to the proposed MAR during the 1% AEP event, noting that the broader floodplain would not be impacted. • The condition focuses on maintaining the 1% AEP rainfall event for the broader floodplain, noting that there may be some exceptions to localised drainage. • The 100% Design results in some localised changes to drainage above the 1% AEP rainfall event, however, maintains this event within the broader floodplain. These localised changes relate to isolated areas including: • Surrounding bushland, within Lot 4 owned by the Commonwealth - additional localised inundation would be	

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			experienced within this area (as identified within the EIS, however extent of areas has been reduced) • Drainage channel, within the neighbouring Defence Joint Logistics Unit - as a result of the considerable depth of the channel this increase would not result in any overtopping of the channel in this event (i.e. water would be confined to the channel and have no inundation impact on the surrounding properties (DJLU, MPE or surrounding areas)). Department of Defence (DJLU owner) has been engaged in relation to this drainage, with their final position being accepting the 100% Design. • Ultimately, condition E10 allows for flexibility in these flood standards, where impacts are localised and there is no increase in the broader floodplain. The 100% Design is therefore considered consistent with this condition.	
	(b) A maximum increase in inundation time of one hour in a 1% AEP rainfall event	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works (MAR) – Flood Investigation Report – 100% Detailed design report, Arcadis 5/2/24 • Email from Arcadis to National Intermodal titled "MAR SSI 10053 – E10 Flooding" dated 9/10/25 • CV Dr Yuan Li – Principal Water Engineer, Arcadis	• The 100% Design indicates that the MAR would not result in an increase to inundation time above on hour in a 1% AEP rainfall event for the broader floodplain. • There is a small increase in inundation duration time near the northern end of the MAR, isolated to the Moorebank Avenue northbound traffic lane in the north-western area (Section 5.3 of the Report). There is no material changes to hazards and trafficability and TfNSW has signed off this approach as part of the review of the 100% Design. • This impact is localised to the road and would not affect surrounding properties or the broader floodplain. Therefore, this approach is considered consistent with the intent of E10	
E11	Flood information including flood reports, models and geographic information system outputs, and work as executed information from a registered surveyor certifying finished ground levels and the dimensions and finished levels of all structures within the flood prone land, must be provided to the relevant Council, OEH and the SES in order to	• Site Inspection8/9/26 • Audit Interview 8/9/26.	Not required to be completed until the completion of construction work.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	assist in preparing relevant documents and to reflect changes in flood behaviour as a result of the SSI. The Council, OEH and the SES must be notified in writing that the information is available no later than one month following the completion of construction. Information requested by the relevant Council, OEH or the SES must be provided no later than six months following the completion of construction or within another timeframe agreed with the relevant Council, OEH and the SES.			
HERITAGE				
E12	The Proponent must take all reasonable steps so as not to harm, modify or otherwise impact heritage items or Aboriginal objects except as authorised by this approval.	• Site Inspection8/9/26 • Audit Interview 8/9/26 • Environmental Work Method Statement, Moorebank Logistics Park – Moorebank Avenue Realignment Works. • Letter from Artefact to National Internodal, titled "Moorebank Avenue Realignment Works Surface Collection Completion Memo" dated 30/8/24 • BMD 121-2119 Moorebank Avenue Realignment Works, Online Modules • Beakon Template – Weekly HSE dated 21/3/25 • Moorebank Avenue Realignment – Unexpected Historical heritage find Memo, artefact, dated 11/12/25 • General correspondence #GC-675, National Intermodal, dated 21/10/25	Several Environmental Work Method Statements (EWMS) have been prepared and are being implemented. The EWMS includes the details of a site inspection undertaken by a heritage consultant, mapping of heritage sites as well as a risk assessment. The Auditor observed heritage items to be clearly delineated with boundary fencing. The BMD project induction includes details of heritage management requirements as well as unexpected finds protocols. During the Audit period, one unexpected heritage item (find) was encountered. Appropriate notifications were made in accordance with the Unexpected Finds Protocol. Artefact (heritage consultants) visited the site and assessed the item to be *"a wooden staved pipe with binding wire. It appeared that the timber had degraded and the pipe was in overall fair condition"* Artefact assessed the pipe to be of local heritage significance with a detailed recording of the pipe previously undertaken and confirmed removal of the pipe to be acceptable.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			There were no unexpected finds ot any impacts to heritage items during the IA#5 Audit period.	
E13	An Unexpected Heritage Finds and Human Remains Procedure must be prepared to manage unexpected heritage finds in accordance with any guidelines and standards prepared by the Heritage Council of NSW or Heritage NSW.	• Site Inspection8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works, Construction Heritage Management Plan, 8/5/25.	The unexpected finds and human remain procedures are included as Appendix D of the Heritage Management Plan. Refer to the Auditors response to condition E12 regarding an unexpected find encountered during the Audit period.,	Compliant
E14	The Unexpected Heritage Finds and Human Remains Procedure must be prepared by a suitably qualified and experienced heritage specialist in consultation with the Heritage Council of NSW and Heritage NSW and submitted to the Planning Secretary for information no later than one month before the commencement of construction.	• Site Inspection8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works, Construction Heritage Management Plan, 8/5/25.	The unexpected finds and human remains procedures are included as Appendix D of the Heritage Management Plan.	Compliant
E15	The Unexpected Heritage Finds and Human Remains Procedure, as submitted to the Planning Secretary, must be implemented for the duration of construction.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment – Unexpected Historical heritage find Memo, artefact, dated 11/12/25 • General correspondence #GC-675, National Intermodal, dated 21/10/25	The BMD project induction includes details of heritage management requirements as well as unexpected finds protocols. During the Audit period, one unexpected heritage item (find) was encountered. Appropriate notifications were made in accordance with the Unexpected Finds Protocol. Artefact (heritage consultants) visited the site and assessed the item to be *"a wooden staved pipe with binding wire. It appeared that the timber had degraded and the pipe was in overall fair condition"*	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	Note: Human remains that are found unexpectedly during the carrying out of work may be under the jurisdiction of the NSW State Coroner and must be reported to the NSW Police immediately. Management of human remains in NSW is subject to requirements set out in the Public Health Act 2010 and Public Health Regulation 2012.		Artefact assessed the pipe to be of local heritage significance with a detailed recording of the pipe previously undertaken and confirmed removal of the pipe to be acceptable.	
E16	Before commencement of construction that has the potential to impact upon areas of archaeological significance as defined in the documents listed in Condition A1, a revised Archaeological Research Design and Excavation Methodology must be prepared in accordance with the Heritage Council of NSW guidelines. The revised methodology must be prepared in consultation with Heritage NSW and submitted to the Planning Secretary for information.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works, Construction Heritage Management Plan, Arcadis, Rev I dated 22/01/25	Section 6.2.1 of the CHMP notes the following: *"As there are no identified areas of archaeological significance within the Project site, and no historical archaeological excavation is proposed, an Archaeological Research Design and Excavation Methodology (NSW CoA E16 and E17) is not required"*	Not triggered
E17	Before commencement of archaeological excavation, the Proponent must nominate a suitably qualified Excavation Director who complies with Heritage NSW's Criteria for Assessment of Excavation Directors (September 2019) to oversee and advise on matters associated with historical archaeology. The Excavation Director must be present to oversee excavation, advise on archaeological issues, advise on the duration and extent of oversight required during archaeological excavations consistent with the approved Archaeological Research Design and Excavation Methodology required by Condition E16.	• Site Inspection8/9/26 • Audit Interview 8/9/26.	As noted above, there is no requirement for archaeological excavation, and therefore an Excavation Director is not needed.	Not triggered
NOISE AND VIBRATION				

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E18	Work must only be undertaken during the following hours: (a) 7:00am to 6:00pm Mondays to Fridays, inclusive; (b) 8:00am to 1:00pm Saturdays; and (c) At no time on Sundays or public holidays.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Environment Protection Licence 21972 • Out of Hours Work Application, from BMD, dated 27/02/26 • Out of Hours Work Application from BMD, dated 22/06/26 • Email from EPA, titled "MARW EPL – 21972 Community Agreement" dated 12/08/26 • Community Agreement: Early Concrete Engagement Report, from BMD, dated 11/08/26	During the Audit period, some OOH work have been undertaken including, concrete finishing and , traffic works at the driveway intersection and verge area near Piccolo Me. These out of hours works have been undertaken in accordance with the EPL following assessment and approval by the BMD Environment Manager. A community agreement was obtained to undertake ooh concreting works. The EPA noted *"The EPA has reviewed the report and confirms it meets the requirements of condition E1.3 of EPL 21972. The EPA agrees to the Out-of-Hours Works as outlined in the report"*	Compliant
Noise and Vibration: Highly Noise Intensive Work				
E19	Except as permitted by an EPL, highly noise intensive works that result in an exceedance of the applicable NML at the same receiver must only be undertaken: (a) Between the hours of 8:00 am to 6:00 pm Monday to Friday; (b) Between the hours of 8:00 am to 1:00 pm Saturday; and (c) If continuously, then not exceeding three hours, with a minimum cessation of work of not less than one hour.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Environment Protection Licence EPL # (21972)	BMD Constructions are the holders of EPL 21972. Conditions L5.1 and L5.2 provide details of requirements for hours of operation and for highly intensive noisy activities. It was noted that there have been no heavy rock breaking, crushing or impact piling activities undertaken during the Audit period nor any observer during the site inspection.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	For the purposes of this condition, 'continuously' includes any period during which there is less than one hour between ceasing and recommencing any of the work.			
E20	Notwithstanding Conditions E18 and E19 work may be undertaken outside the hours specified in any of the following circumstances: (a) Safety and Emergencies, including: (i) For the delivery of materials required by the NSW Police Force or other authority for safety reasons; or (ii) Where it is required in an emergency to avoid injury or the loss of life, to avoid damage or loss of property or to prevent environmental harm. On becoming aware of the need for emergency work in accordance with Condition E20(a)(ii), the Proponent must notify the ER, the Planning Secretary and the EPA of the reasons for such work. The Proponent must use best endeavours to notify all noise and/or vibration affected sensitive land user(s) of the likely impact and duration of those work or (b) Low impact, including: (i) Construction that causes LAeq(15 minute) noise levels: • No more than 5 dB(A) above the rating background level at any residence in accordance with the ICNG, and	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Out of Hours Work Application, from BMD, dated 27/02/26 • Out of Hours Work Application from BMD, dated 22/06/26	During the Audit period, several OOH works have been undertaken in accordance with (b)(i) with predicted impacts below the RBL	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	• No more than the 'Noise affected' NMLs specified in Table 3 of the ICNG at other sensitive land user(s); and (ii) Construction that causes: • Continuous or impulsive vibration values, measured at the most affected residence are no more than the preferred values for human exposure to vibration, specified in Table 2.2 of Assessing Vibration: a technical guideline (DEC, 2006), and • Intermittent vibration values measured at the most affected residence are no more than the preferred values for human exposure to vibration, specified in Table 2.4 of Assessing Vibration: a technical guideline (DEC, 2006) or (c) By Approval, including: (i) Where different construction hours are permitted or required under an EPL in force in respect of the SSI; or (ii) Work which is not subject to an EPL that are approved under an Out-of-Hours Work Protocol as required by Condition E21; or (iii) Negotiated agreements with directly affected residents and sensitive land user(s).			

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E21	An Out-of-Hours Work Protocol must be prepared to identify a process for the consideration, management and approval of work which is outside the hours defined in Conditions E18, and that are not subject to an EPL. The Protocol must be approved by the Planning Secretary before commencement of Out-of-Hours Work. The Protocol must be prepared in consultation with the ER . The Protocol must provide: (a) Identification of low and high-risk activities and an approval process that considers the risk of activities, proposed mitigation, management, and coordination, including where: (i) The ER reviews all proposed out-of-hours activities and confirm their risk levels, (ii) Low risk activities can be approved by the ER, and (iii) High risk activities are approved by the Planning Secretary; (b) A process for the consideration of and justification for out-of-hours work against the relevant NML and vibration criteria; (c) A process for selecting and implementing mitigation measures for residual impacts in consultation with the Community Consultative Committee, established by Condition B1, at each affected location, including respite periods. The measures must take into account the predicted noise levels and the likely frequency and duration of the out-of-hours work that sensitive land user(s) would be exposed to, including the number of noise awakening events;	• Site Observations 8/9/26 • Audit Interview 8/9/26 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Construction Noise and Vibration Management Plan, Conditions C8, C14 and E21" dated 15/6/23. • Environment Protection Licence EPL # (21972)	The Construction Noise and Vibration Management Plan include the OOH works protocol. The Plan has been endorsed the ER. As noted above, the project is subject to an EPL which defines the process for undertaking OOH works (refer to EPL 21972 conditions L5.4- L5.10).	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	(d) Procedures to facilitate the coordination of out-of-hours work including those approved by an EPL or undertaken by a third party, to ensure appropriate respite is provided; and (e) Notification arrangements for affected receivers for all approved out-of-hours work and notification to the Planning Secretary of approved low risk out-of-hours work.			
E22	Mitigation measures must be implemented with the aim of achieving the following construction noise management levels and vibration objectives: (a) Construction 'Noise affected' NMLs established using the Interim Construction Noise Guideline (DECC, 2009); (b) Vibration criteria established using the *Assessing vibration: a technical guideline* (c) (DEC, 2006) (for human exposure); (d) Australian Standard AS 2187.2 - 2006 "Explosives - Storage and Use - Use of Explosives"; (e) BS 7385 Part 2-1993 "*Evaluation and measurement for vibration in buildings Part 2*" as they are "applicable to Australian conditions"; and (f) The vibration limits set out in the *German Standard DIN 4150-3: Structural Vibration-effects of vibration on structures* (for structural damage).	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Out of Hours Work Application, from BMD, dated 27/02/26 • Out of Hours Work Application from BMD, dated 22/06/26 • Email from EPA, titled "MARW EPL – 21972 Community Agreement" dated 12/08/26 • Community Agreement: Early Concrete Engagement Report, from BMD, dated 11/08/26 • Construction Noise Monitoring Report No. 3 (March–Sep 2026) • Construction Noise Monitoring Report No. 2 (Sep 2025–March 2026)	Evidence provided to the Auditor to demonstrate the implementation of measures to minimise noise and vibration included: • OOH works application forms with details • Service and maintenance records • Noise monitoring results for site as well as point sources of equipment As noted in Condition C17, a construction noise and vibration monitoring report has been prepared and is available on the project website. No noise related complaints have been received during the Audit period.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	Work that exceeds the noise management levels and/or vibration criteria must be managed in accordance with the commitments made in the documents listed in Condition A1. **Note**: The ICNG identifies 'particularly annoying' activities that require the addition of 5 dB(A) to the predicted level before comparing to the construction NML.			
E23	Work resulting in noise levels above the relevant NMLs at community, religious, educational institutions, noise and vibration-sensitive businesses and critical working areas (such as theatres, laboratories and operating theatres) must not be timetabled during sensitive periods, unless other reasonable arrangements with the affected institutions, businesses or facilities are made at no cost to the affected institution.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Attended Noise Monitoring Data Sheet, BMD,25 Exford Court Wattle Grove, dated 12/8/25 • Point Source Noise Monitoring Check Sheet, 25 Yallum Court, dated 17/4/25 • Consideration of noise levels and Wattle Grove Public School, BMD, dated 05/03/26	The nearest sensitive educational institution is the Wattle Grove Public School which is located approximately 750m Section 5.4.2 of the CNVMP notes the relevant NML for "*classrooms at schools and other educational institutions*" to be 45dBA (LA eq 15mins). The Auditor notes that the criteria is an "internal criteria" with substantial noise reduction provided by windows and building facades. The Auditor reviewed the results of noise monitoring undertaken in the Wattle Grove residential area (25 Exford Court and 25 Yallum Court) with the LAeq results < 45dBA. Based on the noise monitoring results and noting the NML is an internal criteria, it is highly unlikely that the relevant NML has been exceeded. The IA#3 Audit recommended that *"For any noisy work that is planned to be undertaken during school hours with the potential for disturbance to the school, it is recommended that targeted consultation is undertaken with the school to determine any specific timetabling requirements that would require alternate scheduling.* *Monitoring within the classrooms is also recommended in the event of a noise complaint from the school."* In response to this recommendation, BMD undertook an assessment of the potential noise impacts at the Wattle Grove School. The assessment evaluated a range of "worst case" construction scenarios and concluded	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			"that for the range of activities modelled, it is unlikely that any have the potential to disturb the school. Verification monitoring undertaken so far on the project supports this, further there have been no noise complaints have been received from members of the community to date" These conclusions are consistent with the Auditors observations made during this and previous Audits.	
E24	At no time can noise generated by construction exceed the National Standard for exposure to noise in the occupational environment of an eight-hour (8 hr) equivalent continuous A-weighted sound pressure level of LAeq,8h of 85 dB(A) for any employee working at a location near the SSI.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Construction Noise Monitoring Report No. 3 (March–Sep 2026) • Construction Noise Monitoring Report No. 2 (Sep 2025–March 2026) •	The Auditor reviewed noise monitoring results for the Audit period. Based on the results provided, compliance with the requirements of this condition has been achieved. As noted in Condition C17, construction noise monitoring reports have been prepared and is available on the project website. Noise monitoring results confirmed compliance with this criteria.	Compliant
E25	Industry best practice construction methods must be implemented where reasonably practicable to minimise noise levels. Practices must include, but are not limited to: a) Use of regularly serviced low sound power equipment; b) Scheduling of noisiest works during standard construction hours; c) Temporary noise barriers (including the arrangement of plant and equipment) around noisy equipment and activities such as rockhammering and concrete cutting; and d) Use of alternative construction and demolition techniques.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • Equipment Service and Maintenance Records (various)	A Construction Noise and Vibration Management Plan (CNVMP) has been prepared which documents the management measures during the construction phase to mitigate noise impacts. The CNVMP provides details of the following: • Working hours with respite provisions for highly intensive noisy activities (such as rock breaking) • Construction noise management levels and vibration criteria • Timetabling of noisy work at community, religious, educational and other sensitive premises • Industry best practice measures • Construction Noise and Vibration Impact Statements (CNVIS)	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			BMD noted that as part of their procurement process, contractors with modern equipment are engaged to avoid older (and noisier) models. An electronic system has been implemented to allow contractors to upload their maintenance records to ensure plant is maintained to minimise noise. Construction Method Statements (CMS) are prepared to ensure best practice methodologies and equipment is used. Evidence provided to the Auditor to demonstrate the implementation of measures to minimise noise and vibration during this audit period included: • Construction Noise and Vibration Impact Assessments • Sensitive receiver impact assessments (e.g. Wattle Grove Public School) • Service and maintenance records • Noise monitoring results	
E26	Construction Noise and Vibration Impact Statements (CNVIS) must be prepared for any work that may exceed the noise management levels or vibration criteria specified in Condition E22 at any residence outside construction hours identified in Condition E18, or where receivers will be highly noise affected. The CNVIS must include specific mitigation measures identified through consultation with affected sensitive land user(s) and the mitigation measures must be implemented for the duration of the work. A copy of the CNVIS must be provided to the ER before the commencement of the associated work. The Planning Secretary may request a copyies of CNVIS.	• Site Inspection8/9/26 • Audit Interview 8/9/26. • BMD Utility Connections Out of Hours Work Application • Construction Noise Impact Assessment, Moorebank Ave Realignment • Email from BMD to OptimE titled" Out of Hours for the Utility Connection weekend" dated 12/6/25 • Construction Noise Impact Assessment, Octave Acoustics, dated 18/02/26 • Out of hours work application, BMD, dated 27/01/26	As noted during the previous Audit period (IA#4) , a Construction Noise and Vibration Impact Statement (CNVIS) was prepared for road and paving works Assessment of noise impacts associated with the Works indicates that compliance with the project NMLs will be achieved during all periods except for: • General concrete works at night time • Lean mix paving works • LMC hand pour works within each zone • Kerb and gutter machine paving works • Asphalt paving works The CNVIS recommended administrative controls are employed to minimise noise for OOH works. **IA #4 Recommendation.**	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			The recommendations made by the Acoustic consultant are administrative and do not make any specific recommendations about activities that may reduce noise impacts where exceedances are predicted. Examples might be the use of temporary acoustic barriers at the source of the noise to reduce noise impacts. Further assessment of potential mitigations measures are recommended. It was noted during the Audit interview that there have been no new CNVIS prepared during the Audit period, the recommendation would be carried over for the next audit.	
E27	Work undertaken for the delivery of the SSI, including those undertaken by third parties (such as utility relocations), must be coordinated to provide respite. The Proponent must: a) Reschedule work to provide respite to impacted noise sensitive land user(s); or b) Consider the provision of alternative respite or mitigation to impacted noise sensitive land user(s); and c) provide documentary evidence to the ER in support of any decision made by the Proponent in relation to respite or mitigation. The consideration of respite must also include other CSSI, SSI and SSI projects which may cause cumulative and/or consecutive impacts at receivers affected by the delivery of the SSI	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Community Consultative Committee Meeting No.32, Moorebank Intermodal Precinct, dated 03/03/26	The Auditor reviewed noise monitoring results for the Audit period. Based on the results provided, the need to reschedule or coordinate work with other parties has not been required during the Audit period. National Intermodal were aware of works planned for the M5 intersection. It was noted that these works have only recently commenced (in late 2025) with no impacts realised at this stage. A TfNSW representative attended CCC meeting # 32 on 3/3/26 and provided a presentation and updated on the M5 and Cambridge Avenue updates. There have no substantive interface issues raised with or by TfNSW during the IA#5 Audit period relating to the M5 /Cambridge road intersection updates.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E28	Within 12 months of the commencement of operation of the SSI, the Proponent must measure for an appropriate period, operational noise to compare performance of the SSI again	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational requirement- not triggered.	Not triggered
E29	The findings of the operational noise monitoring carried out under Condition E28 must be documented in an Operational Noise Compliance Report (ONCR). The ONCR must be prepared in accordance with the Model Validation Guideline (RMS, 16 May 2018 Version 1.1) and must address the following: a) Compliance with the operational noise levels predicted in the documents listed in Condition A1; b) Compliance with the operational noise levels in terms of criteria and noise goals established in the NSW Road Noise Policy (DECCW, 2011) and NSW Noise Policy for Industry (EPA, 2017); c) Methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which SSI noise levels are ascertained, with specific reference to locations indicative of impacts on receivers; d) Details of any complaints and enquiries received in relation to operational noise generated by the SSI between the date of commencement of operation and the date the report was prepared; e) Any required recalibrations of the noise model taking into consideration factors such as noise monitoring and actual traffic numbers and proportions;	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational requirement- not triggered.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	f) An assessment of the performance and effectiveness of applied noise mitigation measures, where implemented, together with a review and if necessary, reassessment of mitigation measures; and g) Identification of additional measures to those identified in the documents listed in Condition A1, that would be implemented with the objective of meeting the criteria outlined in the NSW Road Noise Policy (DECCW, 2011) and NSW Noise Policy for Industry (EPA, 2017), when these measures are to be implemented and how their effectiveness is to be measured and reported to the Planning Secretary. The Operational Noise Compliance Report must be submitted to the Planning Secretary within 60 days of completing the operational noise monitoring and made publicly available.			
SOCIO-ECONOMIC, LAND USE AND PROPERTY				
E30	The Proponent must identify the utilities and services (hereafter "services") potentially affected by construction to determine requirements for diversion, protection and/or support. Alterations to services must be determined by negotiation between the Proponent and the service providers. The Proponent, in consultation with service providers, must avoid, where practical, disruption to services resulting from the Activity and identified disruptions are advised to customers.	• Site Observations 8/9/26 • Audit Interview 8/9/26, • MAR Utilities Register • Moorebank Avenue Realignment Works (Utility Schedule), Sheets dated 26/3/25 • Email from BGIS to National Intermodal titled "MARC IFC Rev01 Issue For Information" dated 18/3/24 • Construction drawings" Liverpool Council Area- traffic signals at Moorebank Avenue and Dispatch Loop Holsworthy" dated	A register of utilities has been prepared which provides details of: • Utility owner • Type of asset • Location • Technical details • Proposed treatment • Conflict description Detailed plans have also been prepared highlighting the location of utilities along with correspondence with utilities authorities demonstrating consultation and negotiation has occurred.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
		• Letter form Optus to BMD Constructions titled "Underground to Underground Relocation" dated 25/3/25	There has been no interruption to services during the IA #5 Audit period.	
SOILS				
E31	Before the commencement of any work, erosion and sediment controls must be installed and maintained in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Environmental Inspection Daily, from BMD, dated 09/04/26 • Weekly HSE, from BMD, dated 09/06/26 • Permit to Discharge Water – PFOS treatment Plan, from BMD, dated 13/07/26 • Environmental Inspection pre rainfall, from BMD, dated 24/08/26 • Environmental Inspection post rainfall, from BMD, dated 26/08/26 • Erosion and sediment control report, from SOS, dated 24/08/26 • Erosion and sediment control report, from SOS, dated 27/07/26 • Moorebank – Synergy Water Treatment Plant Performance Report, from Synergy, dated 25/08/26	Erosion and sediment controls observed during the site inspection were consistent with the Blue Book and were appropriate for the activities being undertaken. At the time of the Audit, paving works and permanent, roadside drainage and culverts were being progressively installed thereby minimising erosion. The risk will be progressively reduced as permanent works are installed. Albeit not mandated by the SSI Approval, BMD has appointed an experienced CPESC to undertake monthly inspections of erosion and sediment controls and make recommendations to ensure compliance with the "Blue Book Requirements". The BMD Environment team undertakes weekly inspections as well as pre- and post-rainfall inspections to ensure controls are fully functional prior to a wet weather event with corrective actions implemented following a rain event to ensure any repairs required are completed prior to the next wet weather event. Other records provided to the Auditor to demonstrate the implementation of the Erosion and Sediment Control Plan include dewatering permits as well as water quality monitoring results of sediment basins prior to discharge. The BMD environment team noted that an environmental labour crew has been formed to assist with the implementation of the plan.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			Obervation During the site inspection, the Auditor observed the advanced and progressive implementation of permanent controls such as paving, kerb and gutter drainage, culverts and boundary fencing. As the permanent environmental controls are being progressively implemented, the temporary construction phase controls (particularly erosion and sediment controls such as sediment fences) are becoming redundant and if left on site for extended periods of time have the potential to become an environmental hazard. **Recommendation** Temporary construction environmental controls should be removed progressively as permanent works and environmental controls are implemented. Removal of controls should only be undertaken following risk assessment with appropriate advice sought from the project CPESC on an as required basis.	
E32	A NSW EPA-accredited Site Auditor must be engaged throughout the duration of work to oversee work relating to soil or groundwater contamination, management and remediation. If work relating to soil or groundwater contamination is to be completed in stages, the site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice/s.	• Site Inspection 8/9/26 • Audit Interview 8/9/26 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Interim Audit Advice and Sampling Analysis and Quality Plan. Condition E33" dated 3/8/23.	The DPHI letter dated 3/8/23 confirms the appointment of Enviroview as the NSW - EPA Accredited Site Auditor under the *Contaminated Land Management Act 1997*.	Compliant
E33	An Interim Audit Advice, prepared by a NSW EPA-accredited Side Auditor, must be submitted to the Planning Secretary which verifies that the Sampling Analysis and Quality Plan, included in the documents listed in Condition A1, is appropriate for the scope of targeted investigations in areas before the implementation of the Sampling Analysis and Quality Plan.	• Site Inspection 8/9/26 • Audit Interview 8/9/26	The letter from Enviroview dated 4/7/23 notes that *"with consideration to comments above, the Arcadis SAQP is agreed to and approved by the Site Auditor and is considered appropriate for the scope of targeted investigations. The Interim Advice can be presented in compliance with condition E33 of the State Significant Infrastructure Approval SSI -11053"*.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
		• Letter from Enviroview titled "Site Audit Interim Advice-Review and Approval of the revised Moorebank Avenue Realignment Works, Sampling, Analysis and Quality Plan, prepared by Arcadis" dated 4/7/23 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Interim Audit Advice and Sampling Analysis and Quality Plan. Condition E33" dated 3/8/23.	The letter from DPHI dated 3/8/23 notes the interim Audit advice dated 4 July 2023: • Has been prepared and issued by a NSW EPA Accredited Site Auditor under the Contaminated Land Management Act 1997 • Agrees to and approves the SAQP, Revision E dated 7 July 2023 as updated and is considered appropriate for the scope of targeted investigations before the implementation of the SAQP. • Indicates that it does not constitute the final Site Audit Report and/or Site Audit Statement and • Has been submitted to the Department prior to construction	
E34	The targeted investigations must be undertaken before commencement of construction in accordance with the Sampling Analysis and Quality Plan. Reporting of findings must be prepared in accordance with the relevant guidelines made or approved by the EPA under Section 105 of the Contaminated Land Management Act 1997 by a person(s) accredited under the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.	• Site Inspection 8/9/26 • Audit Interview 8/9/26. • National Intermodal, Moorebank Avenue Realignment Project, Targeted Site Contamination Investigation Report, May 2024, WSP, Rev D, 17/5/24	The targeted site investigations have been completed, and a report finalised. Section 9.2 of the report details the soil sampling scope as defined in Section 7 of the SAQP (Arcadis, 2023) Appendix A. Both the author and reviewer are accredited CPENV professionals There have been no interim advice issued during the Audit period.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E35	If the targeted site investigations required by Condition E34 indicate that remediation is required to make land suitable for the final intended land use, a Remedial Action Plan must be prepared or reviewed and approved, by a person(s) certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.	• Site Inspection 8/9/26 • Audit Interview 8/9/26. • National Intermodal, Moorebank Avenue Realignment Project, Targeted Site Contamination Investigation Report, May 2024, WSP, Rev D, 17/5/24 • National Intermodal, Remediation Action Plan, Moorebank Re-alignment Project, WSP, Rev C dated 5/7/24 • Minutes of Meeting – Weekly Contamination Meeting, BMD, dated 02/09/25 • Minutes of meeting contamination meeting, BMD, dated 23/01/25 • Minutes of meeting, weekly contamination meeting, BMD, dated 09/10/25 • Weekly contamination meeting, BMD, dated 06/11/25 • Asbestos materials clearance inspection report, Property risk Australia, dated 08/10/25 • Asbestos materials clearance inspection report, Property risk Australia, dated 20/11/25 • Waste classification assessment, Property risk Australia, dated 27/01/26 • Analytical report, SGS, dated 19/06/25	The targeted investigations identified the following contamination issues: • Fill material impacted with asbestos fines and friable asbestos (considered friable) at a location in the Southern Investigation Area within the Sydney Trains owned land • Stockpiles impacted with bonded asbestos in the Southern investigation Area B within the Sydney Trains owned land • Sediment impacted with organochlorine pesticides within the Anzac Creek Culvert crossing area The target investigations recommended the preparation of a Remediation Action Plan to document remediation of the identified asbestos contaminated soils at the southern investigation Area (B) (within the Sydney Trains Land) and the organochlorine pesticides (OCP) hot spot identified within the Anzac Creek Culvert crossing. Following completion of the targeted investigations a Remediation Action Plan was prepared by WSP. Both the author and reviewer of the RAP are accredited CPENV professionals. A weekly meeting has been established to coordinate management actions relating to remediation. During the Audit period, several unexpected asbestos finds were discovered. A specialist consultant was engaged to identify the asbestos material, oversee its removal, undertake air monitoring with a subsequent clearance inspection to confirm its safe removal. Asbestos stockpiles as noted in previous Audit inspections have been incorporated into final landscaping mounds at the DURS site (refer to the Auditors response to E39 for more information).	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E36	The Remedial Action Plan must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997. The Remedial Action Plan must be submitted to the Planning Secretary for information before remediation commences.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • National Intermodal, Remediation Action Plan, Moorebank Re-alignment Project, WSP, Rev C dated 5/7/24 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Remedial Action Plan, Condition E36" dated 14/2/25	DPHI acknowledged receipt of the RAP on 14/2/25 noting the RAP: • Has been prepared in accordance with the relevant guideline with made by NSW EPA under section 105 of the *Contaminated Land Management Act (1997)* and • Has been submitted to the Department before remediation commencement.	Compliant
E37	The Remedial Action Plan must include measures to remediate contamination at the site to make the site suitable for the proposed use and detail how the environmental and human health risks will be managed during the disturbance, remediation and/or removal of contaminated soil/sediment or groundwater. Nothing in this condition prevents the preparation of individual Remedial Action Plans for separate sites.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • National Intermodal, Remediation Action Plan, Moorebank Re-alignment Project, WSP, Rev C dated 5/7/24 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Remedial Action Plan, Condition Letter from Enviroview to National Intermodal titled "Site Audit Interim Advice – Review of the National Intermodal Moorebank Avenue Realignment Project, Revised Remediation Action Plan, prepared by WSP EMM Consulting" dated 25/7/24	The Remediation Action Plan is comprehensive and has been endorsed by the Contaminated Sites Auditor.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E38	Before implementing a required Remedial Action Plan, an Interim Audit Advice or Section B Site Audit Statement(s) prepared by a NSW EPA-Accredited Site Auditor must be submitted to the Planning Secretary, for information, that certifies that implementation of the Remedial Action Plan would make the site suitable for the proposed use Nothing in this condition prevents the Proponent from engaging the Site Auditor to prepare Site Audit Statements for separate sites	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Letter from Enviroview to National Intermodal titled "Site Audit Interim Advice – Review of the National Intermodal Moorebank Avenue Realignment Project, Revised Remediation Action Plan, prepared by WSP EMM Consulting" dated 25/7/24	An Interim Audit Advice was provided on 25/7/24 and noted the following: *"Based on the review of the site investigation works and the review of an earlier version of the RAP, the above referenced RAP is approved by the Site Auditor, and it is the opinion of the Site Auditor that if implemented the site can be made suitable for the proposed land use"*	Compliant
E39	If remediation is required, a Validation Report must be prepared and submitted to the Planning Secretary for information for the development before commencement of use. The Validation Report must be prepared, or reviewed and approved, by a person(s) certified under the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme. The Validation Report must: (a) Be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997. (b) Include, but not be limited to: (i) Comment on the extent and nature of the remediation undertaken;	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Letter from pitt&sherry, titled "Request for ER Review and Endorsement of Relocation and placement of soil materials to disused rail spur (DURS) from Moorebank Avenure Realignment (MAR), dated 16/10/25 • Email from optimenv, titled "MAR – Sustainable Material Management" dated 24/10/25 • Email from enviroview, titled "Memo - Relocation and Placement of Soil Materials as part of the Moorebank Avenue Realignment and Disused Railway Spur Rehabilitation" dated 01/10/25	As noted above, a Remediation Action Plan has been prepared and endorsed by the Contaminated Sites Auditor. As noted in condition E35, remediation has now commenced, and a weekly meeting established to coordinate management actions relating to remediation. Materials (containing low level asbestos) stockpiles as noted in previous Audit inspections have been incorporated into final landscaping mounds at the DURS site. This activity was endorsed by the ER on 24/10/25 following: • Endorsement by the site contamination auditor on 1/10/25 • Confirmation that landowners consent had been obtained and the EPL has been extended The validation report is required to be prepared following completion of remediation and this will occur at a later stage towards completion of the project. At the time of IA #5, the preparation of the validation report had commenced.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	(ii) Describe the location, nature and extent of any remaining contamination as well as any ongoing management requirements; (iii) Classification and appropriate removal/disposal of the stockpiled materials; (iv) Clearance survey of unexploded ordnance (UXO), Explosive Ordnance, and removal of Explosive Ordnance Waste (EOW); (v) Sampling and analysis and sampling methodology undertaken as part of the remediation; (vi) If treated material is to remain on the subject site, results of sampling of treated material, compared with treatment criteria specified in the Remedial Action Plan required by Condition E35; (vii) Results of any validation sampling, compared to relevant guidelines/criteria; and (viii) Comment on the suitability of the area for the intended land use; c) be submitted to the Planning Secretary and DAWE for information one month after the completion of remediation works			

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E40	Before opening of the road to traffic, land subject to the Remedial Action Plan must not be used for the purpose approved under the terms of this approval until a Section A1 or A2 Site Audit Statement (accompanied by an Environmental Management Plan) is submitted to the Planning Secretary for information which states that the land is suitable for that purpose and any conditions on the Section A Site Audit Statement have been complied with.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Pre-operational requirement – not triggered.	Not triggered
E41	Before construction, the proponent must provide the EPA and DAWE with a copy of all reports to date relating to the assessment of per- and poly-fluoroalkyl substances (PFAS) undertaken for the development and in relation to contamination from the development.	• Site Observations 8/9/26 • Audit Interview 8/9/26 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Contaminated Sites, Condition E41 dated 10/10/23.	Relevant documentation and reports in accordance with this condition were submitted to the EPA and DAWE (DCCEEW) on the 17/10/23. The information was also provided to DPHI for information.	Compliant
E42	The EPA must be contacted within 1 month of PFAS identification if a potential risk to off-site receptors is identified to discuss requirements for community consultation. DAWE must also be notified that PFAS has been identified and is a potential risk to off-site receptors.	• Site Observations 8/9/26 • Audit Interview 8/9/26. National Intermodal, Moorebank Avenue Realignment Project, Targeted Site Contamination Investigation Report, May 2024, WSP, Rev D, 17/5/24 • Environment Testing report, eurofins, dated 03/12/25 • Environment Testing report, eurofins, dated 27/02/26 • Environment Testing report, eurofins, dated 03/03/26	The site investigation report identifies the presence of PFAS in soils. Consultation with EPA has been undertaken and the EPL includes requirements for PFAS monitoring. A water treatment plant has been established on site to treat PFAS contaminated water. Water is tested for PFAS prior to discharge. Water discharges are tested for PFAS with results provided to the EPA and uploaded to the project website.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E43	An Unexpected Finds Procedure for Contamination must be prepared before the commencement of work, implemented throughout construction and must be followed should unexpected contamination or asbestos (or suspected contamination) be excavated or otherwise discovered. The procedure must include details of who will be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved. The procedure must be submitted to the Planning Secretary for information before work commences	• MAR Construction Contamination Management Plan, 23/05/23 – Appendix C. • General correspondence #GC-716, National Intermodal, dated 06/11/25 • General Correspondence #GC-606, National Intermodal, dated 26/09/25 • General Corespondnece #GC-914, National Intermodal, dated 05/02/26 • Asbestos materials clearance inspection report, Property risk Australia, dated 08/10/25 • Asbestos materials clearance inspection report, Property risk Australia, dated 20/11/25 • Waste classification assessment, Property risk Australia, dated 27/01/26 • Analytical report, SGS, dated 19/06/25	Appendix C of the Construction Contaminated Land Management Subplan contains the unexpected finds procedure. Evidence provided to the Auditor demonstrating implementation of the Unexpected Finds Procedure include the following: • Laboratory analysis reports • Asbestos materials clearance reports providing details of visual clearance inspections undertaken as well as details of air monitoring undertaken • Notification of unexpected asbestos finds U	Compliant
TRAFFIC AND TRANSPORT				
E44	Subject to Condition E45, before opening of any part of the road to traffic, all land required for the SSI, including that required for pedestrian/shared paths, intersection design and treatments and maintenance access must be dedicated or the dedication procured (as applicable) as a public road, at no cost to government or council	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational requirement – not triggered.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E45	Condition E44 does not prevent use of that part of the SSI to maintain operational access between the internal Moorebank Precinct East Road and MPE warehouses (WH3–WH8 only) pending the dedication of the operational access as part of the land required for the SSI in accordance with Condition E44. During the interim operational access period, all operational traffic must enter and exit the MPE via the existing approved access point on Moorebank Avenue. Note: The use of the SSI for operational traffic access to MPE warehouses WH3 – WH8 via the Moorebank Precinct East internal road network is intended to be a temporary measure, pending dedication of the SSI as public road.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational requirement – not triggered.	Not triggered
E46	Public access to Moorebank Avenue on its current alignment between Anzac Road and the bridge over the East Hills railway must be maintained until the project is opened to traffic	• Site Observations 8/9/26 • Audit Interview 8/9/26.	There were no restrictions of public access to Moorebank Avenue observed during the Audit site inspection.	Compliant
E47	Access to utilities and properties must be maintained during work. If an access is affected by work, this must be agreed to by the relevant utility owner, landowner or occupier before the amended or a temporary alternative access is provided.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Access to utilities and properties were observed to be maintained during the Audit inspection.	Compliant
E48	Property access physically affected by the SSI must be reinstated or an alternative provided to at least an equivalent standard, before opening of the relevant part of the project to traffic. Any change to pre-existing property access must be agreed to by the landowner or occupier before the change is made.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	No property access was physically affected at the time of the Audit inspection.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	Note: appropriate planning approval for permanent replacement of property access must be obtained before the replacement is provided			
E49	Locations of all heavy vehicles used for spoil haulage must be monitored in real time and the records of monitoring be made available electronically to the Planning Secretary and the EPA upon request for a period of no less than one year following the completion of construction.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Supply Contract, Moorebank Avenue Re-Alignment Works, Supplier Contract Number, 21188049, dated 19/9/25 • BMD Email titled "Re Real Time Tracking.msg	The Construction Traffic Management Plan commits the Construction Contractor to use real time monitoring to record the location and movement of trucks hauling spoil. The records of these movements are to be stored electronically and provided to the Planning Secretary. At the time of the Audit, earthworks had commenced, and an earthworks contractor has been appointed. The Auditor was provided with a copy of the relevant excerpts of the earthworks contract which includes a specific requirement for the earthworks contractor to ensure all nominated haulage routes are always adhered to by heavy vehicle operators, including suppliers and subcontractors, and systems must be in place to always monitor the location of the vehicle. Email evidence provided to the Auditor confirms the implementation of the System. The Planning Secretary or the EPA have not requested a copy of the real time monitoring during the Audit period. There has been no change to the process for monitoring and reporting spoil haulage during the IA#6 Audit period.	Compliant
E50	Moorebank Avenue south of the Moorebank Avenue rail overbridge and local roads must not be used by heavy vehicles to access the site, except for access to/from Glenfield Waste Services Facility. Records of those vehicles accessing Glenfield Waste Services Facility via this route must be maintained for the duration of work	• Site Observations 8/9/26 • Audit Interview 8/9/26. • MAR SSI-10053 Construction Traffic and Transport Management Plan, August 2023 • Import Register, from BMD, dated 01/04/26	Figure 6.1 of the CTMP provides details of haulage routes to the project via the Southwestern Motorway and Moorebank Avenue with access to the Glenfield Waste Facility via Cambridge Avenue. The haulage route does not include any local roads. The import material tracking register was provided to the Auditor with details of material source.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E51	Before activities requiring use of heavy vehicles for the purposes of the SSI commence, a Road Dilapidation Report must be prepared. A copy of the Road Dilapidation Report must be provided to the relevant council within three weeks of completion of the survey and no later than one month before the road being used by heavy vehicles associated with the SSI.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Document transmittal record (reference TRN-121-2118-00056- Moorebank Avenue Realignment (SSI 10053) dated 12/3/25 • Preconstruction Condition Assessment of Moorebank Avenue: Project: Moorebank Avenue Realignment Works – MAR Rev A dated 10/3/25	A road dilapidation report has been prepared of Moorebank Avenue. A copy of the report has been provided to LCC.	Compliant
E52	If damage to roads occurs as a result of the SSI, the Proponent must either (at the relevant road authority's discretion): a) Compensate the relevant road authority for the damage so caused; or b) Rectify the damage to restore the road to at least the condition it was in pre-works as identified in the Road Dilapidation Report(s); or c) Make satisfactory arrangements with the relevant road authority(ies) regarding the reinstatement of roads used by heavy vehicles for construction where those roads continue to be used by heavy vehicles for construction of the MLP.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	No damage to local roads reported or observed during the Audit site inspection.	Not triggered
E53	Despite Condition 0, public roads used by heavy vehicles to access the construction site must be maintained in a safe condition for public use at all times.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	No safety issues relating to public roads were identified by the Audit.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E54	Vehicles (including light and heavy vehicles) associated with the SSI must be managed to: a) Minimise parking on public roads; b) Minimise idling and queueing on state and regional roads; c) Not carry out marshalling of construction vehicles near sensitive land user(s); d) Not block or disrupt access across pedestrian or shared user paths at any time; and e) Ensure spoil haulage vehicles are made aware of the nominated haulage routes.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Traffic Management Plan, Moorebank Avenue Realignment Works (MAR), National Intermodal Terminal Corporation Limited (NIC), BMD dated 22/11/24 • MAR Site Compound Vehicle Management Plan dated 18/3/25 • BMD Drivers Code of Conduct • MAR External – Approved VMP – 20251017 • MAR Approved VMP -20251022	All vehicles were observed to be contained within the site. No reports of vehicles parking on public roads, idling, queuing etc recorded during the Audit period. BMD have prepared a Drivers Code of Conduct to communicate the site requirements to drivers.	Compliant
E55	During construction, all reasonably practicable measures must be implemented to maintain pedestrian and vehicular access to, and parking in the vicinity of, businesses and affected properties. Disruptions must be avoided, and where avoidance is not possible, minimised. Where disruption cannot be avoided, alternative pedestrian and vehicular access, and parking arrangements must be developed in consultation with affected businesses and implemented before the disruption. Adequate signage and directions to businesses must be provided before, and for the duration of, any disruption.	• Site Observations 8/9/26 • Audit Interview 8/9/26	No impacts to pedestrian, vehicular access or parking observed during the Audit site inspection. Existing access (pedestrian and vehicle) and carparking arrangements to the "Piccolo Me" café located within the MIP (adjacent to the site) on Moorebank Avenue have been maintained (albeit not required under the approval) as well as access to Defence site to the north of the project.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E56	The SSI must be designed and constructed to meet relevant design, engineering and safety guidelines, including the Austroads Guide to Traffic Management for new or modified roads, intersections, parking, pedestrian and cycle infrastructure and in accordance with the requirements of Schedule 3 Clause 3 of the Voluntary Planning Agreement (SVPA-2018-9696) executed on 21 March 2019 to the satisfaction of Transport for NSW. **Note:** Schedule 3 Clause 3 of SVPA-2018-9696 requires that the developer enter into a WAD with TfNSW in relation to the Moorebank Avenue Realignment	• Site Observations 8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works (MAR) – 100% Detailed design report, Arcadis dated 28/2/25	Although design has commenced, the requirements of this condition are to be fulfilled upon completion of construction Further assessment will be required following completion of construction.	Not triggered
E57	Before commencement of construction in relation to intersections, an assessment of appropriate intersection treatments must be undertaken of the intersections identified in section 5.3.5 of the EIS identified in Condition A1, to inform the final design of the SSI in consultation with and to the satisfaction of TfNSW. Justification of the preferred option must be supported by the findings of the assessment	• Site Observations 8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works, Traffic Assessment Report, Anson Group, dated 02/06/23 • Transport for NSW, Liverpool Council Area, Traffic Signals at Moorebank Avenue and Dispatch Loop, Holsworthy, (Reg No: DS2024/000141 Rev A dated 11/3/25	At the time of the Audit, the construction of intersections had not commenced, however the assessment has been undertaken and design drawings completed. TfNSW approved the design on 11/3/25	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E58	An independent Road Safety Audit must be undertaken to assess the safety performance of new or modified road, parking, pedestrian and cycle infrastructure provided as part of the SSI (including ancillary facilities) to ensure that they meet the requirements of relevant design, engineering and safety guidelines, including Austroads Guide to Traffic Management. The Audit must be undertaken by an appropriately qualified and experienced person during detailed design development (Audit of plans) and before opening (pre-opening Audit). The Audit findings and recommendations of the detailed design plans (Audit of the plans) must be actioned before construction of the relevant infrastructure. The pre-opening Audit findings and recommendations must be actioned before the relevant infrastructure is dedicated, or the dedication procured, as a public road consistent with Condition E44. Implementation of all actions emanating from the Audits must be to the satisfaction of TfNSW.	• Site Observations 8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works, Pre- Construction Detailed Design Road Safety Audit, TTPP, dated 4/8/25 • Roadworks Road Safety Audit, Civlink, dated 20/08/26	Several Independent Safety Audits have been undertaken by a specialist traffic transport companies The Road Safety Audit reports detail the findings of the Audit, with recommendations and designer comments.	Compliant
E59	The Proponent must prepare an Operational Road Network Performance Review, within 12 months and again within five years after the commencement of operation of the SSI. The Review must address road network performance and review the effects of the SSI on the adjoining road network.	• Site Observations 8/9/26 • Audit Interview 8/9/26	Operational requirement – not triggered.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	The Review must be undertaken in consultation with relevant council(s) and TfNSW and be completed within six months of the review timeframes. The Review must be provided to the Planning Secretary within 60 days of its completion. The identification of further mitigation measures, if required, must be included in the Review. The Proponent is responsible for the implementation of the identified measures. Note: Identified mitigation measures may need to be further assessed under the Environmental Planning and Assessment Act, 1979. Work will need to meet relevant design standards and subject to independent road safety Audits.			
PLACE DESIGN AND VISUAL AMENITY				
E60	The SSI must be constructed in a manner that minimises visual impacts of construction sites, including providing temporary landscaping and vegetative screening of the construction sites, minimising light spill, and incorporating architectural treatment and finishes within key elements of temporary structures that reflect the context within which the construction sites are located.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	No work was being undertaken that would result in unacceptable visual impacts to residents or any other sensitive receivers. The site compound was in an area of low visual sensitivity and away from residential areas.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E61	An Urban Design and Landscape Plan must be prepared to inform the final design of the SSI and to give effect to the commitments made in the documents listed in Condition A1. The Plan does not apply to work, which for technical, engineering, or ecological requirements or other requirements as agreed by the Planning Secretary, that does not allow for alternate design outcomes	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works, Urban Design and Landscape Plan, Design Report, dated 23/5/25 • Letter from DPHI, titled Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan (UDLP) with revised Appendix A Landscape Design Plans Conditions E61-E64" dated 29/10/25	An Urban Design and Landscape Plan has been prepared by an experienced Urban Design company (TRACT) and approved by DPHI. During the Audit period, Appendix A (Landscape Design Plans) were revised following consultation with TfNSW and ESR and related to limited changes to the retaining wall amendments, intersection curb re-alignment and southern section realignment with signoff provided by TfNSW. The revised UDLP with updated Appendix A was approved by DPHI on 29/10/25.	Compliant
E62	The UDLP must be prepared by a suitably qualified and experienced person in consultation with relevant government agencies, relevant councils, the Community Consultative Committee, established by Condition B1, and affected landowners and businesses. The UDLP must include: a) An analysis of the built, natural and community context and the urban design objectives, principles and standards for the SSI; b) The design of the SSI elements including their form, materials and detail, including provisions for active transport where these form part of the project; c) The design of the project landform and earthworks; d) The location of existing vegetation, areas of vegetation to be retained and proposed planting and seeding details, including the use of local indigenous species for revegetation activities;	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works, Urban Design and Landscape Plan, Design Report, dated 23/5/25 • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan, Conditions E61-E67" dated 8/1/25 • Letter from DPHI, titled Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan (UDLP) with revised Appendix A Landscape Design Plans Conditions E61-E64" dated 29/10/25 • Letter from DPHI, titled "Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan with revised Appendix A Landscape Design Plans Conditions E61-E64" dated 30/06/26	The UDLP has been prepared by experienced urban design and landscaping specialists TRACT. • Section 2 "Contextual Analysis, addresses the requirements of E62 a) • Sections 4, 5 and 5.2.2 Address the requirements E 62 b) • Section 4 and 5 address the requirements of E62 c) • Section 2.6 and Section 7 address the requirements of E62 d) • Section 2.8 addresses the requirements of E62 e) • Sections 2.8 and 2.9 address the requirements of E62 f) • Section 9 addresses the requirements of E62 g) • Section 4 addresses the requirements of E62 h) • Section 7 addresses the requirements of E62 i) • Section 8 addresses the requirements of E62 j The UDLP was approved by DPHI on 8/1/25 noting the UDLP: • Has been prepared in consultation with Transport for NSW, Department of Defence, Liverpool City Council, Community Consultative Committee and affected landowners and businesses	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	e) The location of existing heritage items and recorded Aboriginal objects; f) Details of how Aboriginal and non-Aboriginal heritage interpretation and public art are incorporated within the design of built features, having regard to the results of any archaeological investigations; g) Visual screening requirements; h) Developed visuals, cross sections and plans showing the proposed design outcome; i) Details of strategies to rehabilitate, regenerate or revegetate disturbed areas; and j) Management and routine maintenance standards and regimes for design elements and landscaping work (including weed management).	• Letter from National Intermodal, titled "Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan – Updated Landscape Plans" dated 02/06/26 •	• Contains the information required under the relevant conditions of approval • Includes a tree survey • Has been submitted to the Department prior to the commencement of construction of the permanent built surface works prior to the commencement of construction. During the IA #4 Audit period, Appendix A (Landscape Design Plans) were revised following consultation with TfNSW and ESR and related to limited changes to the retaining wall amendments, intersection curb re-alignment and southern section realignment with signoff provided by TfNSW. The revised UDLP with updated Appendix A was approved by DPHI on 29/10/25. During the IA# 5 Audit period, minor changes to the landscaping plans were made and approved by DPHI on 30/6/26.	
E63	Unless otherwise agreed with the Planning Secretary, construction of permanent built surface works or landscaping that are the subject of the UDLP must not commence (in the area to which the UDLP applies) until the UDLP has been approved by the Planning Secretary.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Letter from DPHI to National Intermodal titled "Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan, Conditions E61-E67" dated 8/1/25 • Email from National Intermodal to DPHI titled "MAR – Updated Landscape Plans" dated 29/8/25 • Letter from National Intermodal to DPHI titled "Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan – Updated Landscape Plans" dated 29/8/25	The UDLP was approved by DPHI on 8/1/25 noting the UDLP: • Has been prepared in consultation with Transport for NSW, Department of Defence, Liverpool City Council, Community Consultative Committee and affected landowners and businesses • Contains the information required under the relevant conditions of approval • Includes a tree survey • Has been submitted to the Department prior to the commencement of construction of the permanent built surface works prior to the commencement of construction. During the Audit period, the UDLP was updated and resubmitted to DPHI for approval noting the following changes to the landscape plans: • Intersection redesign	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			• Southern realignment • Removal of a retaining wall	
E64	The UDLP, as approved by the Planning Secretary, must be implemented	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Early landscaping works in the form of topsoil placement and build form elements have commenced. Further assessment will be required during future audits.	Complaint
E65	Revegetation and the provision of replacement trees must be informed by a Tree Survey undertaken during detailed design. The Tree Survey must identify the number, type and location of trees to be removed, except for trees that are offset under Condition E5. The Tree Survey must be submitted to the Planning Secretary for information with the Urban Design and Landscape Plan required under Condition E61. Where trees will be removed, a net increase in the number of replacement trees must be provided at a ratio of 2:1, except trees that are offset under Condition E5. Replacement trees must have a minimum pot size consistent with the relevant government authority(ies) or relevant council's plans / programs / strategies for vegetation management, street planting, or open space landscaping, or as agreed by the relevant authority(ies). *Note: For the purposes of this condition, the relevant authority is that State or local government authority that owns or manages the land on which the replacement trees will be planted.*	• Site Observations 8/9/26 • Audit Interview 18/01/24 • Arboriculture Report for Development, Site location, Moorebank Avenue Realignment Works (MAR), Moorebank NSW, 15/11/25	Revegetation and provision of replacement trees have not commenced. The tree survey is incorporated into the Urban Design and Landscape Report (Appendix 2) Table 2 of the tree report includes the following information: • Tree ID • Tree Species • Height • Canopy Spread (Radius) • Impact • Recommendation for removal Section 7 of the UDLP includes details of landscape design. Table 5 notes that at total of 164 trees will be removed with 847 trees replanted. The net increase in trees is 683 and is greater than the 2:1 ratio described in this condition.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E66	Replacement and enhancement of vegetative screening along the project corridor must be undertaken in a progressive manner during construction to allow for its early establishment.	• Site Observations 8/9/26 • Audit Interview 8/9/26 • Moorebank Avenue Realignment Works, Urban Design and Landscape Plan, Design Report, dated 23/5/25 • Moorebank Intermodal Biobank Offset Area BA 341 Annual Report Year 4, dated 15/5/25	Replacement and enhancement of vegetation screening have not commenced.	Not triggered
E67	The UDLP required by Condition E61 must include a Landscape Strategy which details the type, size, number and location of replacement trees. The report must demonstrate how replacement plantings are consistent with the requirements of Condition E65 and Condition E66.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works, Urban Design and Landscape Plan, Design Report, dated 23/5/25 • Urban design and landscape plan, Tract, dated 23/05/24 • Letter from DPHI, titled Moorebank Avenue Realignment (SSI-10053) Urban Design and Landscape Plan (UDLP) with revised Appendix A Landscape Design Plans Conditions E61-E64" dated 29/10/25	Section 7 of the UDLP includes details of landscape design. Table 5 notes that at total of 164 trees will be removed with 847 trees replanted. The net increase in trees is 683 and is greater than the 2:1 ratio described in Condition E65. Condition E66 is not triggered, as noted above. During the Audit period, the UDLP was updated and resubmitted to DPHI for approval noting the following changes to the landscape plans: • Intersection redesign • Southern realignment • Removal of a retaining wall At the time of the Audit site inspection, permanent built works and landscaping had not commenced	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E68	The ongoing maintenance and operation costs of urban design, open space, landscaping and recreational items and work implemented as part of this approval remain the Proponent's responsibility until satisfactory arrangements have been put in place for the transfer of the asset to the relevant authority. Before the transfer of assets, the Proponent must maintain items and work to at least the design standards established in the UDLP, required by Condition E62. The Planning Secretary must be advised of the date of transfer of the asset(s) to the relevant authority.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational requirement – not triggered.	Not triggered
E69	Should replacement trees and plantings loss occur during the maintenance period, the plants must be replaced with the same plant species unless it is determined by a suitably qualified person that a different species is more suitable for that location.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational requirement – not triggered.	Not triggered
E70	Management and routine maintenance for design elements and landscaping work (including weed management) to ensure the success of the design and landscape outcomes must be undertaken for the life of the SSI.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational Requirement – not triggered	Not triggered
WASTE				
E71	Waste management during construction and operation must be considered against a hierarchy of the following order:	• Site Observations 8/9/26 • Audit Interview 8/9/26 • Waste and Recycling Register, from BMD, dated 07/01/25	A waste tracking register has been prepared which includes details of waste description, classification, volume, destination and the EPL of the waste disposal destination.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	a) Avoidance of waste generation; b) Re-use, recycle or recovery; c) Treatment or disposal		Waste recycling bins are provided on site for cardboard and paper. As noted in condition C9, reuse opportunities for cleared vegetation are being taken within the project including the reuse of mulch on site and the reuse of materials for the DURS adjacent to the site. Some timber was stockpiled within the site for beneficial reuse within the DURS.	
E72	Waste importation and the storage, treatment, processing, reprocessing or disposal of waste must comply with the conditions of an EPL for the SSI where one applies, or be undertaken in accordance with an applicable Resource Recovery Exemption or Order, issued under the Protection of the Environment Operations (Waste) Regulation 2014, as the case may be	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Import Material Tracker – MAR dated 5/9/25 • S143 ENM Certificate dated 28/8/25 • Virgin Excavated Natural Material (VENM) Report, CEC Geotechnical, dated 1/7/25 • Waste Classification Certificates EI Australia, dated 28/11/24 • National Intermodal, General Correspondence # GC-394 – Fourth Source of imported fill, dated 24/7/25 • National Intermodal, General Correspondence # GC-404 – Seventh Source of imported fill, dated 28/7/25 • Statement of compliance, from Nepean, dated 20/07/26 • Material Test report, from K&H Geotechnical Services, dated 30/03/26 • Material Test report, from K&H Geotechnical Services, dated 30/03/26 • Material Test report, from K&H Geotechnical Services, dated 10/04/26 •	A material import tracker has been implemented which provides details of: • The date of import • Material type and classification (where applicable) • Company importing the material • Receiving location within the site and • Quantity Other evidence provided to the Auditor demonstrating compliance with this condition included: • Section 143 certificate for the importation of 400,000 tonnes of VENM • Virgin excavated material report, providing details and results of insitu soil contaminant testing • Waste classification certificates • Material testing reports for crushed and recycled sandstone • Statements of compliance for mulch materials noting asbestos testing by an independent laboratory There were no treatment, storage or processing of waste observed during the audit site inspection	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E73	Waste must only be exported to a site licensed by the EPA for the storage, treatment, processing, reprocessing or disposal of the subject waste, or in accordance with a Resource Recovery Exemption or Order issued under the Protection of the Environment Operations (Waste) Regulation 2014, or to any other place that can lawfully accept the waste.	• Site Observations 8/9/26 • Audit Interview 8/9/26 • BMD Waste disposal register dated 8/9/26 • Load & Go, Daily Load Docket dated 13/7/25 • Load & Go, Daily Load Docket dated 16/6/25 • Load & Go, Daily Load Docket dated 20/6/25 • Letter from Property Risk Australia to BMD titled "Ex Situ Waste Classification Assessment – Moorebank Avenue Realignment Works (MAR) – Zone 2, Stockpile WC012 SP01 Between Chainage 960 and 1000 and Stockpile WC012 SP02 Between Chainage 1760 and 1820" dated 7/8/25	A waste tracking register has been prepared which includes details of waste description, classification, volume, destination and the EPL of the waste disposal destination.	Compliant
E74	All waste must be classified in accordance with the EPA's Waste Classification Guidelines, with appropriate records and disposal dockets retained for Audit purposes.	• Site Observations 8/9/26 • Audit Interview 8/9/26 • BMD Waste disposal register dated 8/9/26 • Load & Go, Daily Load Docket dated 13/7/25 • Load & Go, Daily Load Docket dated 16/6/25 • Load & Go, Daily Load Docket dated 20/6/25	As noted above the waste tracking register includes the details of the waste classification of materials tracked from the site. Appropriate waste disposal records were provided to the Auditor.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
		• Letter from Property Risk Australia to BMD titled "Ex Situ Waste Classification Assessment – Moorebank Avenue Realignment Works (MAR) – Zone 2, Stockpile WC012 SP01 Between Chainage 960 and 1000 and Stockpile WC012 SP02 Between Chainage 1760 and 1820" dated 7/8/25		
WATER				
E75	The SSI must be designed, constructed and operated so as to maintain the NSW Water Quality Objectives where they are being achieved as at the date of this approval, and contribute towards achievement of the NSW Water Quality Objectives over time where they are not being achieved as at the date of this approval, unless an EPL in force in respect of the SSI contains different requirements in relation to the NSW Water Quality Objectives, in which case those requirements must be complied with.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Environment Protection Licence Number 21972 • Permit to Discharge Water – Moorebank Avenue Realignment Works – 2118, BMD (various) dated 4/7/25, 4/7/25, 5/7/25, 5/7/25, 7/7/25, 7/7/25, 8/7/25, 9/7/25, • Environment testing report, Eurofins, dated 03/12/25 • Environment testing report, Eurofins, dated 27/02/26 • Environment testing report, Eurofins, dated 03/03/26 • Pollution Monitoring data, EPL 21972, BMD, dated 10/6/26	An Environment Protection Licence (EPL # 21972) has been obtained for the construction phase. Section 3 of the EPL sets limit conditions and concentration limits for the discharge of waters as follows: • No visible oil and grease • Ph 6.5-8.5 • Turbidity < 40 NTU • PFAS < 0.13 ug/L • PFOA < 220 ug/L Prior to the discharge from a sediment basin, the water is tested for the above parameters as well as with a permit to discharge form completed. No non compliances with EPL water quality discharge limits were identified by the Audit.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
E76	Drainage feature crossings (permanent and temporary watercourse crossings and stream diversions) and drainage swales and depressions must be carried out in accordance with relevant guidelines and designed by a suitably qualified and experienced person.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works (MAR) – 100% Detailed design report, Arcadis dated 28/2/25 • Progressive ESCP /Environmental Site Plan, Post Clear and Grub Phase dated 7/3/25 • Environmental Work Method Statement, Works within a waterway and alongside sensitive areas, BMD dated 14/3/25 • Active sheets, BMD, dated 28/01/25 • Environmental Work Method Statement, from BMD, dated 01/07/26 • Working Sheets, from BMD, dated 17/06/26	One drainage crossing was observed to be impacted by the works (Anzac Creek) Erosion and sediment controls including geofabric and mulch bunding. Tree roots had been retained on the creek embankment to prevent erosion of the embankment. There were no chemicals or fuels stored adjacent to the waterway. Documentation prepared by BMD to demonstrate compliance with the requirements of this condition included: • Environmental Work Method Statement for works within a waterway and alongside sensitive areas • Progressive erosion and sediment control plans, prepared by a Certified Professional in Erosion and Sediment Control	Compliant
E77	Work on waterfront land must be carried out in accordance with controlled activity guidelines	• Site Observations 8/9/26 • Audit Interview 8/9/26.	There has been no work undertaken on waterfront land to date.	Not triggered
E78	Unless an EPL is in force in respect to the SSI and that licence specifies alternative criteria, discharges from construction water treatment plants to surface waters must not exceed: a) The Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2018 (ANZG 2018) default guideline values for toxicants at the 90 per cent species protection level;	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Environment Protection Licence Number 21972 • Pollution Monitoring data, EPL 21972, BMD, dated 10/6/26 •	An Environment Protection Licence (EPL # 21972) has been obtained for the construction phase. Section 3 of the EPL sets limit conditions and concentration limits for the discharge of waters as follows: • No visible oil and grease • Ph 6.5-8.5 • Turbidity < 40 NTUmonthly reports are on the website • PFAS < 0.13 ug/L • PFOA < 220 ug/L	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	b) For physical and chemical stressors, the guideline values set out in Tables 3.3.2 and 3.3.3 of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000; and c) For bioaccumulative and persistent toxicants, the ANZG 2018 values at a minimum of 95 per cent species protection level. Where the ANZG 2018 does not provide a default guideline value for a particular pollutant, the approaches set out in the ANZG 2018 for deriving guideline values, using interim guideline values and/or using other lines of evidence such as international scientific literature or water quality guidelines from other countries, must be used		Prior to the discharge from a sediment basin, the water is tested for the above parameters with a permit to discharge form completed. No non compliances with EPL water quality discharge limits were identified by the Audit.	
E79	If stormwater discharges are proposed during construction, a Water Pollution Impact Assessment commensurate with the potential risk and consistent with the National Water Quality Guidelines must be prepared and submitted to the Planning Secretary for information. The assessment at a minimum must: a) Provide details of the discharge locations and receiving waterways; b) Characterise the expected discharge quality under typical and worst-case conditions for all pollutants present at levels that pose a risk of non-trivial harm to human health or the environment;	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works, Construction Water Quality and Discharge Assessment, 9/11/23 • Environment Protection Licence (EPL# 21972)	A Water Pollution Impact Assessment has been prepared. An Environment Protection Licence (EPL # 21972) has been obtained for the construction phase. BMD is the licence holder.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	c) Assess the potential impact of discharges on the environmental values of the receiving waterway, including typical through to worst-case scenarios with reference to the relevant Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018) for slightly to moderately disturbed ecosystems for standard receiving environments; and d) Demonstrate that all practical and reasonable measures to avoid discharges (e.g. stormwater reuse or tankering for offsite disposal) and minimise water pollution and protect human health and the environment from harm are investigated and implemented.			
E80	a) Unless an EPL is in force in respect to the SSI and that licence specifies alternative criteria, discharges from operation water treatment plants to surface waters must not exceed: b) The ANZG 2018 default guideline values for toxicants at the 95 per cent species protection level; c) For physical and chemical stressors, the guideline values set out in Tables 3.3.2 and 3.3.3 of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ, 2000); and d) For bioaccumulative and persistent toxicants, the ANZG 2018 guideline values at a minimum of 99 per cent species protection level.	• Site Observations 8/9/26 • Audit Interview 8/9/26.	Operational requirement – not triggered.	Not triggered

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	Where the ANZG 2018 does not provide a default guideline value for a particular pollutant, the approaches set out in the ANZG 2018 for deriving guideline values, using interim guideline values and/or using other lines of evidence such as international scientific literature or water quality guidelines from other countries, must be used			
E81	The ability of the receiving drainage systems to effectively convey pavement drainage from the SSI must be determined where it is proposed to discharge these flows to the receiving drainage systems. This must be done in consultation with the relevant council(s) and Sydney Water and the outcomes documented in the Stormwater Drainage Report required under Condition E82.	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works (MAR), 100% Detailed Design Report, Arcadis, dated 28/02/25	Refer Section 6 of the Detailed Design Report - Drainage for the Project is described in Section 6 of the 100% Detailed Design Report. The pavement drainage consists of drainage pits, pipes, gutters, and open channels that have been provided to collect and convey stormwater runoff from the road pavement. The proposed drainage pit and pipe networks discharges into Anzac Creek directly or via an existing open channel for all locations except for Intersection A. Intersection A run-off enters a proposed pit and pipe network which connects to the existing adjacent infrastructure which eventually discharges into Georges River. Drainage is discharged from the project via drainage culverts to receiving drainage systems at three locations: • Via a two-cell box culvert at the north-eastern corner of the project works at approximate chainage 800 • Via a seven-cell box culvert at Anzac Creek, at approximate chainage 2000 • Via a two-cell box culvert located along the alignment of the disused rail spur, at approximate chainage 2070.	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
			The 10% AEP post-development flow rate (0.787 m3/s) at the Anzac Creek culvert is higher than the pre-development flow rate (0.429 m3/s). However, as the Anzac Creek culvert outlet is located within 150m of the discharge outlet from the culvert located along the alignment of the disused rail spur, which comfortably achieves discharge targets for the project (10% AEP flow rate decreases from 0.633 m3/s to 0.171 m3/s) it is considered that discharge criteria is achieved on balance for the Project. These combined discharge points provide a 0.113 m3/s and 0.779 m3/s reduced post-development flow rate for the 10% and 1% AEP events, respectively.	

E82	A Stormwater Drainage Report must be prepared at least one month before the commencement of any new permanent drainage works, modifications or connections to existing drainage works, construction of hard surfaces that are associated with the operation of the project and would result in runoff to existing stormwater drainage systems. The Stormwater Drainage Report must:
	
	a) Assess the potential impacts of pavement drainage discharges from the SSI drainage systems on the receiving environment and capacity of council or Sydney Water drainage infrastructure;
	b) Identify all mitigation measures to be implemented where pavement drainage from the SSI drainage systems are predicted to adversely impact on the receiving environment or capacity of council or Sydney Water drainage infrastructure; and
	c) Set out a clear time frame for the implementation of mitigation measures.
		• Site Observations 8/9/26
		• Audit Interview 8/9/26.
		• Moorebank Avenue Realignment Works (MAR), 100% Detailed Design Report, Arcadis, dated 28/02/25
			Permanent drainage works have not commenced construction therefore the requirements of this condition has not been triggered.
			
			Section 6 of the Detailed Design Report addresses stormwater drainage for the MAR
			
			The requirement of E82 to (a) assess, (b) mitigate and (c) implement are addressed concurrently throughout Section 6.
			
			Section 6 includes the following:
			
			• A drainage strategy (Section 6.1.5), which includes the following objectives relevant to E82:
			  ○ Maintain or improve safe passage for road users during storm and flood events
			  ○ Manage or reduce risk and impact to property resulting from flooding
			  ○ Maintain existing flow regimes
			• A description of the existing drainage networks (Section 6.2) along the current Moorebank Ave and within the MPE development with which the MAR will interface
				Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	Nothing in this condition prevents the Proponent from preparing separate Stormwater Drainage Reports for pavement discharges to the drainage system provided that each report is prepared at least one month before the subject works/discharges commencing		• A summary of the flood modelling and assessment undertaken (Section 6.3) to understand and assess the potential impact of MAR on the flood characteristics near the site and the associated floodplain • A description of the cross drainage structures (Section 6.4.1) proposed as a result of TUFLOW modelling to maintain existing flow patterns and to maintain afflux within acceptable limits • A description of longtitudinal drainage design (pits, pipes, gutters and channels) to capture and convey road runoff A description of the stormwater basins proposed in order to attenuate runoff from the road and to ensure that post development discharge from the project is no worse than pre-development discharge from the site.	
E83	New or modified drainage systems associated with the SSI must be designed to: a) Where relevant, meet the capacity constraints of the council's drainage system to receive and convey the proposed flows from the SSI, or otherwise upgrade council's drainage system at the Proponent's expense, in consultation with the relevant council(s); b) Minimise impacts on the receiving environment at the final outflow point resulting from any additional flow volume (including, but not limited to scour, flooding, water quality impacts, and impacts on riparian vegetation, aquatic ecology and property); and	• Site Observations 8/9/26 • Audit Interview 8/9/26. • Moorebank Avenue Realignment Works (MAR), 100% Detailed Design Report, dated 28/2/25	As part of the 100% Detailed Design Report new permanent drainage, modifications or connections to existing drainage works and stormwater runoff are discussed in Sections 6 and 10. • a) The Project would not generate drainage that runs off into existing Council drainage systems as outlined in response to CoA E81. • b) Protection measures include: o Concrete headwalls with concrete or rock aprons provided at the downstream end of all culverts (upstream where necessary); o Extended transition apron – used where the outlet velocity is high enough to cause scour but there is a low risk of a hydraulic jump occurring; o TfNSW Type A dissipators – used to contain lower energy hydraulic jumps at culvert outlets; and;	Compliant

Part E – KEY ISSUE CONDITIONS				
ID	**Requirement**	**Evidence Collected**	**Independent Audit Findings & Recommendations**	**Compliance Status**
	c) Where relevant, ensure mitigation measures are implemented where increased flows through cross drainage systems adversely impact on council or Sydney Water drainage infrastructure and the receiving environment.		○ TfNSW Type C dissipators – used to contain high energy hydraulic jumps at culvert outlets. An assessment of impacts to flow rates is provided in response to CoA E81 and water quality in response to E75. • c) The Project would not generate drainage that runs off into existing Council or Sydney Water drainage systems. Where the project discharges to the receiving environment with the potential for increased flows, the mitigation measures outlined above in response to b) have been implemented.	

Appendix D Consultation

richard.peterson-trigalana@outlook.com

From: Jack Griffith-Saunders <jack.griffith-saunders@dphi.nsw.gov.au>
Sent: Tuesday, 8 September 2026 11:09 AM
To: Richard Peterson
Cc: Maria Divis; Gabriel Peters Shaw; Gil Bloxham; DPE PSVC Compliance Mailbox
Subject: Re: Moorebank Avenue Realignment Works - Environmental Audit

Hi Richard,

Thank you for your email.

Moving forward, as Gil has moved teams, all correspondence relating to the Moorebank Intermodal Precinct and Moorebank Avenue Realignment Works can now be directed to me.

In relation to your scoping request below, please consider the following:

- Complaint management, including timely responses.

- Dust management, including appropriate implementation of the management plans.

- ERSED maintenance, including rumble grids at entry and exit points, and ensuring the rumble grids are constructed in accordance with the management plans.

Please include all consultation responses received in the final audit report as evidence of consultation.

Should you have any questions, please contact me using the details below.

Kind regards,

Jack Griffith-Saunders
Compliance Officer - Metro South
Development Assessment & Infrastructure | Department of Planning, Housing and Infrastructure
P (02) 8275 1860 | **E** jack.griffith-saunders@dphi.nsw.gov.au



The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Saturday, 5 September 2026 8:30 AM
To: Gil Bloxham <giles.bloxham@dphi.nsw.gov.au>
Cc: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>; Gabriel Peters Shaw <gabriel.petersshaw@dphi.nsw.gov.au>; Jack Griffith-Saunders <jack.griffith-saunders@dphi.nsw.gov.au>
Subject: Moorebank Avenue Realignment Works - Environmental Audit

Hi Giles,

I am about to commence the fifth Independent Environmental Audit for the Moorebank Avenue Realignment project.

The purpose of this email is to formally consult with DPHI so there are any specific issues or concerns DPHI have in relation to the project, then they may be considered by the Audit.

For previous Audits, i have consulted with the following organisations (and plan to do so for this Audit):

- Transort for NSW
- NSW Environment Protection Authority
- Liverpool Council

If you could please respond to the above within the next fortnight, that would be greatly appreciated.

Many thanks

Richard Peterson | Director
Trigalana Environmental Pty Ltd
M: 0429 227 775
E: Richard.peterson-trigalana@outlook.com

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Outlook

Re: Moorebank Avenue Realignment Works - Independent Environmental Audit

From Dea Khateeb (MU GROUP) <Dea.Khateeb2@transport.nsw.gov.au>
Date Mon 12/10/2026 12:38 PM
To Richard Peterson <richard.peterson-trigalana@outlook.com>
Cc Jamie Crawford / C <jamie.crawford@nationalintermodal.com.au>; Ahmad Mangal <Ahmad.MANGAL@transport.nsw.gov.au>

Hi Richard,

Can you please include the following in your audit:

- Dewatering process
- Contamination handling (PFAS etc)
- Nosie management (there's been a lot of changes applications etc)

Regards

Dea Khateeb
Project Manager
Greater Sydney
Transport for NSW
M 0452486506

NSW GOVERNMENT | Transport for NSW

OFFICIAL

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Wednesday, September 9, 2026 12:25 PM
To: Dea Khateeb (MU GROUP) <Dea.Khateeb2@transport.nsw.gov.au>
Cc: Jamie Crawford / C <jamie.crawford@nationalintermodal.com.au>
Subject: RE: Moorebank Avenue Realignment Works - Independent Environmental Audit

You don't often get email from richard.peterson-trigalana@outlook.com. Learn why this is important

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

Hi Dea

I am in the process of undertaking the next independent environmental audit for the Moorebank Avenue Realignment project., following the previous Audit undertaken earlier this year.

The Department of Planning, Housing and Infrastructure (DPHI), have requested i consult with TfNSW regarding the Audit.

In this regard, if there any issues or focus areas TfNSW would like me to look at during the Audit, please let me know.

A response by 20th of September would be greatly appreciated.

Any questions or issues, please do not hesitate to call me.

Richard Peterson | Director
Trigalana Environmental Pty Ltd
M: 0429 227 775
E: Richard.peterson-trigalana@outlook.com

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richard.peterson-trigalana@outlook.com

From: Julian Thompson <Julian.Thompson@epa.nsw.gov.au>
Sent: Friday, 11 September 2026 11:36 AM
To: Richard Peterson
Subject: RE: Moorebank Avenue Realignment Project [ref:!00D7F06iTix.!500Mn01UWvMP:ref]

Dear Richard
Thank you for contacting the EPA.
I can advise that there has been no recent EPA regulatory activity at the Premises.
You may wish to refer to the EPA's public register https://apps.epa.nsw.gov.au/prpoeoapp/ where you can search records in relation to the EPL.
The EPA recommends the audit consider compliance with the conditions of the environment protection licence, particularly those that relate to noise management.
If you have any questions, please contact the NSW EPA on 131 555 or via info@epa.nsw.gov.au
Kind regards

Julian Thompson
Manager Field Operations
NSW Environment Protection Authority
D 02 6229 7065

www.epa.nsw.gov.au @NSW_EPA

The EPA acknowledges the traditional custodians of the land and waters where we work. As part of the world's oldest surviving culture, we pay our respect to Aboriginal elders past, present and emerging.

Report pollution and environmental incidents 131 555 or +61 2 9995 5555

From: Environment Line <info@environment.nsw.gov.au>
Sent: Wednesday, 9 September 2026 1:01 PM
To: EPA Delivery Hub Mailbox <EPA.DeliveryHub@epa.nsw.gov.au>
Subject: FW: Moorebank Avenue Realignment Project [ref:!00D7F06iTix.!500Mn01UWvMP:ref]

---------- Forwarded Message ----------
From: Richard Peterson [richard.peterson-trigalana@outlook.com]
Sent: 09/09/2026 12:25
To: info@epa.nsw.gov.au
Subject: Moorebank Avenue Realignment Project

To the EPA

I am undertaking an independent environmental audit of the Moorebank Avenue Re-alignment project in accordance with the project conditions of consent. The project is being constructed by BMD and the EPL number is 21972. A copy of the consent as well as other relevant documents can be found here [Moorebank Avenue Realignment (MAR) Archives | Moorebank Intermodal Precinct]

In accordance with the Department Independent Audit Post Approval Requirements 2020 (PAR), the purpose of this email is to consult with the EPA to seek feedback for the audit regarding any particular focus areas or concerns the EPA may have for the audit.

I would appreciate a response from the Department by 25th of September 2026.

Any questions, please contact me on the number below.

Richard Peterson | Director
Trigalana Environmental Pty Ltd
M: 0429 227 775
E: Richard.peterson-trigalana@outlook.com

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ref:!00D7F06iTix.!500Mn01UWvMP:ref

richard.peterson-trigalana@outlook.com

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Saturday, 5 September 2026 8:39 AM
To: Richard Peterson; Lilyan Abosh
Cc: LCC
Subject: Moorebank Avenue Realignment Project

Hi Lilyan

Hope youre well.

I am undertaking the next Independent Environmental Audit for Moorebank Avenue Realignment Project.

The site inspection will be undertaken next week with the Audit report due in 8 weeks time.

As per previous Audits, can you please advise if Council have any specific issues you would like me to cover in the Audit?

In this regard, a response by 22nd of September would be greatly appreciated.

Richard Peterson | Director
Trigalana Environmental Pty Ltd
M: 0429 227 775
E: Richard.peterson-trigalana@outlook.com

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Appendix E Photographs



Photo 1: Paving activities



Photo 2: Completed subgrade, drainage and boundary fence installation



Photo 3: Environmental Protection Zone – No Go Fencing



Photo 4: Earthworks, sediment control and stabilised embankment



Photo 5: Water Treatment Plant



Photo 6: Stabilised site access/egress with rumble grid



Photo 7: Haulage truck with dust covers



Photo 8: Water cart



Photo 9: SSI Site Signage



Photo 10: Shaped batter and stabilised bund



Photo 11: Stabilised batter and boundary fencing with environment protection zone signage



Photo 12 : Chemical storage container and spill kit



Photo 13: Culvert headwall



Photo 14: Completed culverts with fish passage provided



Photo 15: Fauna crossing feature within permanent culvert



Photo 16: Stablised batter and perimeter drain



Photo 17: Stabilised stockpile with erosion controls and setback to boundary fence observed



Photo 18: Sprinkler system for dust suppression adjacent to the Piccolo Me Cafe



Photo 19: Site rumble grid and stabilised access/egress



Photo 20: Disused Rail Spur (DURS) with stockpiled timber for beneficial re-use



Photo 21: Waste and recycling skip bins