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INDEPENDENT AUDIT NO. 10 – AUDIT REPORT

MOOREBANK INTERMODAL PRECINCT WEST (MPW) STAGE 3 - SSD 10431

OCTOBER 2026

SITE INSPECTION DATE: 11 SEPTEMBER 2026

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Project No.: 1668

Prepared for:

ESR Australia & NZ
c/o Aspect Environmental Pty Ltd

Prepared by:

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EXECUTIVE SUMMARY

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

In 2022, LOGOS joined the ESR Group and since August 2024 operates under the ESR Australia and New Zealand (ESR) business. In 2025, the name of the company changes from LOGOS MLP Development Management Pty Ltd to ESRL MLP Development Management Pty Ltd. The Applicant/approval holder entity remains unchanged, and references to LOGOS continues and remains relevant where LOGOS and ESR are used interchangeably. LOGOS is the responsible body for developing and operating the Project.

The Moorebank Precinct West (MPW) involves the development of intermodal freight facilities linked to the interstate and intrastate freight-rail network and includes warehouse and distribution facilities, freight village and ancillary facilities, a rail connection to the Moorebank Precinct East (MPE) rail link connecting the MPW Site to the Southern Sydney Freight Line (SSFL) and a road entry and exit point from Moorebank Avenue.

The MPW project is a staged development, requiring a number of development consents over its duration. This Independent Audit focuses on MPW Stage 3 (MPW3) State Significant Development (SSD) 10431 (the Project). Consent for the Project was granted by the NSW Independent Planning Commission (the Commission) on 11 May 2021 for Stage 3 of the MPW under Part 4, section 4.38 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act).

The MPW3 development specifically involves the progressive subdivision of the MPW site into nine allotments, importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion, establishment of a temporary works compound area in the southern portion of the MPW Site, and ancillary development. The MPW3 site is located wholly within the MPW Stage 2 construction footprint in the southern portion of the site.

The objectives of this Independent Audit are to verify compliance with the relevant consent conditions and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the tenth Independent Audit (IA10) for the construction of MPW3 covering the period from 1 March to 11 September 2026. The Audit was undertaken in accordance with the SSD 10431 Condition C42 and in accordance with *Independent Audit Post Approval Requirements* (IAPAR) 2020.

WolfPeak was engaged as the Independent Auditor and approved by the then Department of Planning and Environment (the Department) on 31 January 2024. ESR engaged several parties to help construct the Project including Aspect Environmental and Caras, each of whom manage contractors and consultants responsible for construction, transport/haulage, waste and technical support. ESR appointed McKenzie Group as the Certifier.

During the audit period, Richard Crookes Constructions (RCC) carried out construction activities including completion of the cul-de-sac, maintenance of erosion and sediment controls in the southern portion of MPW3, soil and water controls near the site sheds, and application of polymer to

static areas. No fill was imported under MPW3. All earthworks and structural works were undertaken under the Complying Development Certificate (CDC).

The overall outcome of the Audit was positive. During the site inspection and interviews with project personnel, all compliance records were organised and readily accessible.

Summary of Findings

Relevant compliance records were organised, accessible during the site inspection and interviews on 11 September 2026, and reported, as required, to provide verification of compliance with statutory requirements and the broader Project environmental requirements. Regular site inspections by the ER and contractors have been conducted, and ER Monthly Reports provided to the Department. Environmental controls were maintained throughout the site.

In summary:

- There were one hundred and forty-nine (149) Conditions assessed.
- One hundred and two (102) Conditions were considered by the Auditor to be compliant.
- Forty-five (45) Conditions were considered by the Auditor to be not triggered.
- Two (2) non-compliances were identified by the Auditor against Conditions A38 and C44 regarding the publication of Independent Audit Report No. 9, the Response to Audit Findings for IA9, and the Summary Monitoring Report for 2025 on the project website.
- Two (2) observations were noted regarding Ricard Crookes Contract's induction and the Construction Environmental Management Plan.

Detailed findings are presented in Section 3, along with actions taken by the Applicant to address the findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Audit.

1. INTRODUCTION

1.1 Project overview

The MPW3 is a component of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Intermodal Precinct development. The Moorebank Intermodal Precinct (also referred to as the Moorebank Intermodal Freight Precinct or Moorebank Logistics Park (MLP)) is located at Moorebank Avenue, Moorebank, and is proposed to comprise an interstate, intrastate and port shuttle freight, and logistics handling facility for the Sydney Metropolitan Area.

The MPW development site is centred on an approximately 220-hectare area of Commonwealth-owned land, which is adjacent to the Southern Sydney Freight Line (SSFL), the East Hills Rail Line, the M5 Motorway and Moorebank Avenue (Figure 1, below, shows the regional context).

The MPW development is a staged development, requiring a number of development consents over its duration. This Independent Audit focuses on MPW3 SSD 10431. Consent for the Project was granted by the NSW Independent Planning Commission (the Commission) on 11 May 2021 for Stage 3 of the MPW development under Part 4, Section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act). ESR is the responsible body for developing and operating the Project.

The approval for the MPW3 (herein referred to as SSD 10431 or MPW3) involved the following works to the west of Moorebank Avenue:

- Staged subdivision of the MPW site into nine allotments
- Importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion
- Establishment and use of a temporary construction work compound area in the southern portion of the MPW site, and
- Ancillary works to facilitate establishment, access and servicing of the works compound and subdivision.

The site location is shown in Figure 2, the general layout of the MPW3 development is shown in Figure 3.

ESR has engaged several parties to help construct the Project. Aspect Environmental act as ESR' environmental representative on the Project. ESR appointed McKenzie Group as the Certifier. Vaughn Civil and Richard Crookes Constructions are conducting care and maintenance, and construction respectively.

During the audit period, Richard Crookes Constructions (RCC) carried out construction activities including completion of the cul-de-sac, maintenance of erosion and sediment controls in the southern portion of MPW3, soil and water controls near the site sheds, and application of polymer to static areas. No fill was imported under MPW3. All earthworks and structural works were undertaken under the Complying Development Certificate (CDC).

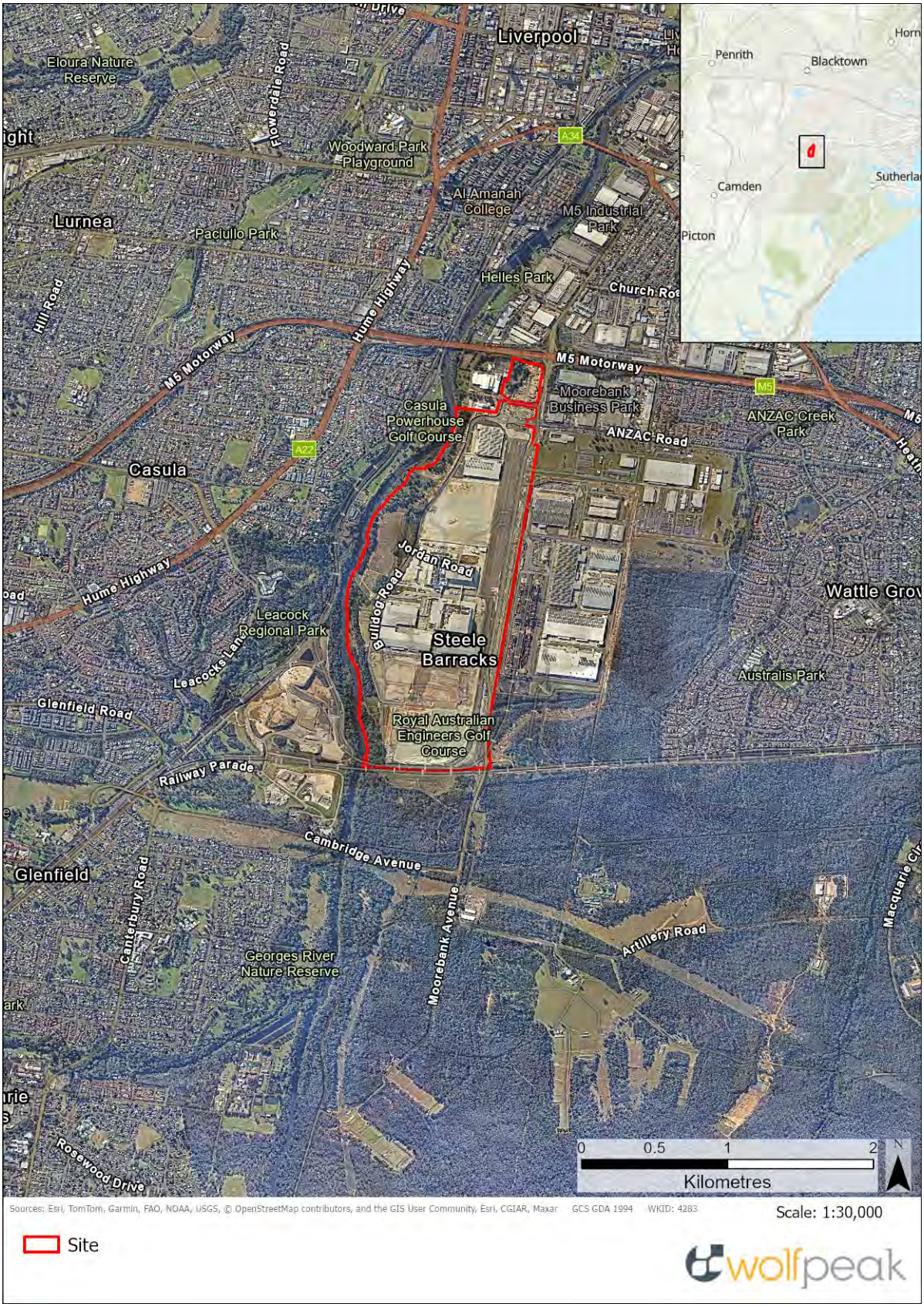


Figure 1: MPW Regional Context (source: WolfPeak GIS)

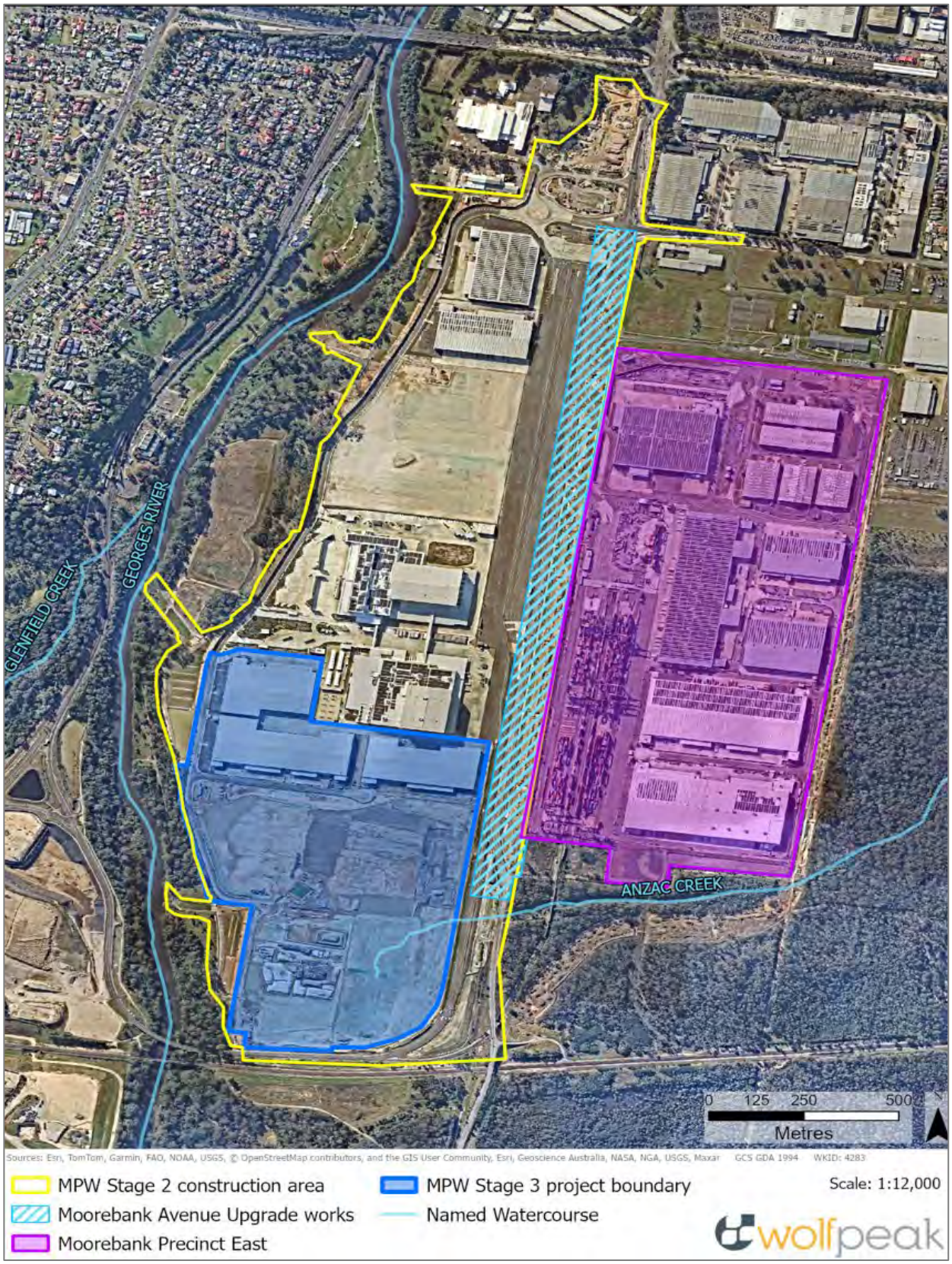


Figure 2 - MPW Site Location (Source: WolfPeak, Reference: MPWS2 and S3 CEMP, Rev. U, 18 November 2024)

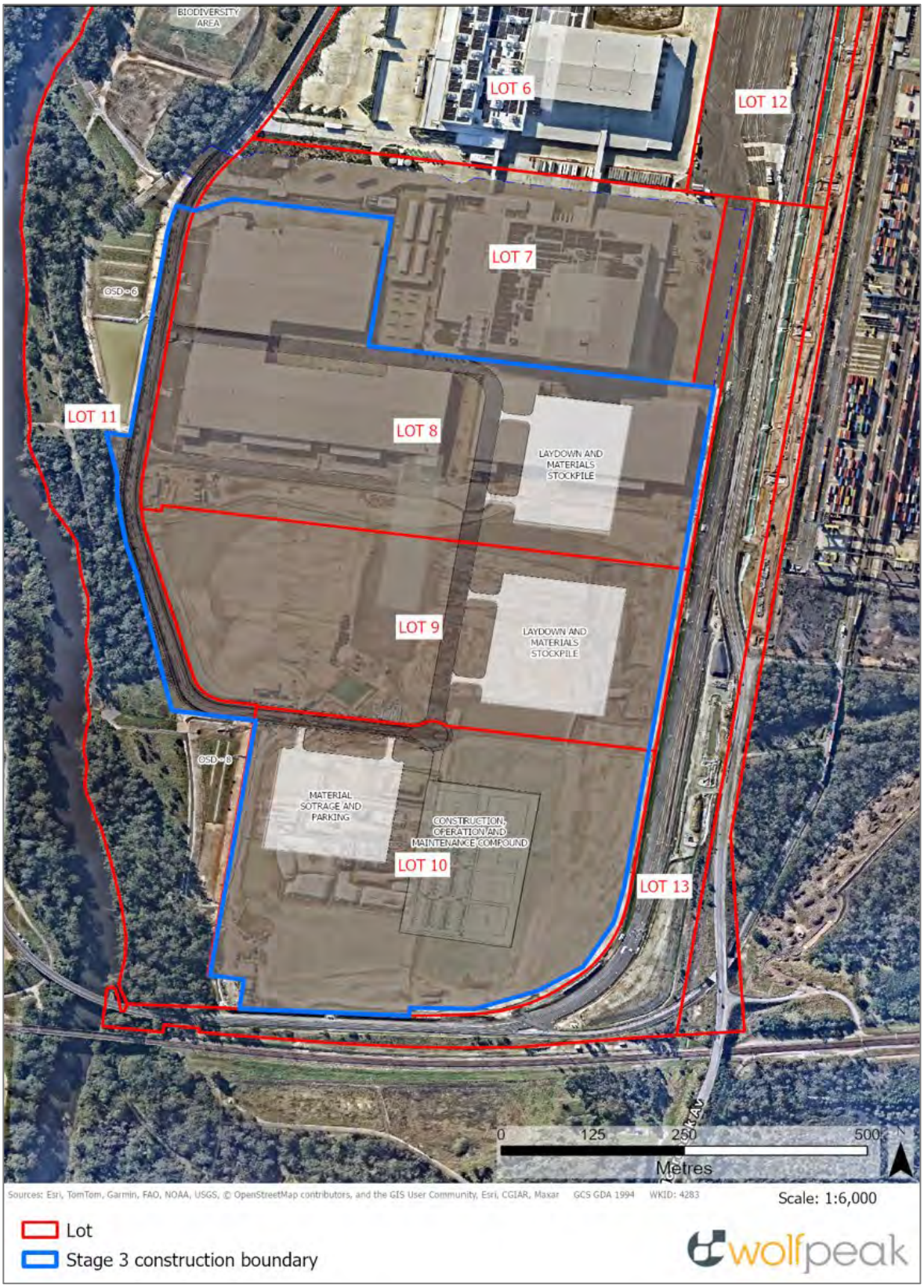


Figure 3 - MPW Subdivision of Lot 1 in DP 1197707 (Source: WolfPeak, Reference: Land Partners, 2020)

1.2 Approval requirements

SSD 10431 Conditions C41 to C46 set out the requirements for undertaking Independent Environmental Audits. The conditions give effect to the Department of Planning Housing and Infrastructure's (the Department, or DPHI) 2020 document titled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

1.3 Audit Team

In accordance with Schedule 2, condition C42 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The Lead Auditor who performed the auditing works is shown in Table 1.

Table 1: Approved Auditor

Name	Company	Participation	Certification
[redacted]	WolfPeak	Lead Auditor	Bachelor of Industrial Engineering Master of Engineering Management Exemplar Global Certified Lead Environmental Auditor ([redacted])
[redacted]	WolfPeak	Peer Reviewer	Master of Environmental Engineering Management Exemplar Global Certified Lead Environmental Auditor ([redacted])

Approval for the Lead Auditor was provided by the Department on 31 January 2024. The letter is presented in Appendix B. Declaration of independence is presented in Appendix E.

1.4 Audit Objectives

This Audit seeks to fulfil the requirements of SSD 10431 Schedule 2, condition C42, to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit Scope

This Audit report presents the findings of the tenth Independent Audit (IA10) on the MPW3 project, covering the period from 1 March to 11 September 2026 (the audit period).

This Audit adopts the scope defined within the IAPAR 2020, being:

- An assessment of compliance with:
    - all conditions of consent applicable to the phase of the development that is being audited; and

- all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans.

- A review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment
  - the physical extent of the development in comparison with the approved boundary
  - incidents, non-compliances and complaints that occurred or were made during the audit period
  - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
  - feedback received from the Department, and other agencies and stakeholders, on the environmental performance of the project during the audit period.
- A review of the status of implementation of previous Audit findings, recommendations, and actions (if any)
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- Any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit Process

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

2.2 Audit Process Detail

2.2.1 Audit initiation and scope development

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

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

2.2.2 Preparing audit activities

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

2.2.3 Consultation

WolfPeak consulted with the Department by email on 14 July 2026 to obtain their input into the scope of the Audit and to confirm whether other stakeholders should be consulted, in accordance with Section 3.2 of the IAPAR. The Department responded on 20 July 2026. The summary of the consultation is presented in Table 2. The consultation records are attached in Appendix C.

Table 2: Summary of consultation

Stakeholder	Feedback	How addressed in this Report
Department of Planning Housing and Infrastructure	The Department requested the following matters to be considered in more detail as part of the audit: • Noise generated on site, particularly container movement noise. • Precinct lighting.	Refer to Section 3.5
	• that the Auditor also consult with Liverpool City Council.	Refer to this Table.
Liverpool City Council.	No response.	-

2.2.4 Meetings

The opening and closing meetings were held on 11 September 2026 at the construction site on Moorebank Road with the Project personnel. During the opening meeting, the objectives and scope of the Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews and record of attendance

The Auditor conducted interviews on the 11 September 2026 with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development.

All other communication was conducted remotely, which included a detailed Request for Information (RFI) and auditee responses to the request interviews.

The names of personnel involved in the Audit are provided in Table 3.

Table 3: Personnel involved and record of attendance

Personnel	Position / Title	Organisation	Opening meeting	Site inspection	Interviews	Closing meeting
[redacted]	[redacted]	Aspect Environmental	Y	Y	Y	Y
[redacted]	[redacted]	Richard Crookes Construction	Y	Y	Y	N

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire MPW3 site and work activities to verify implementation of the mitigation measures from the CEMP and subplans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 11 September 2026. Detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix D.

2.2.7 Document review

The Audit included the investigation and review of Project files, records and documentation that act as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance table presented in Appendix A and key documents reviewed are provided in Section 3.1.

2.2.8 Generating audit findings

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

- Relevant records, documents, and reports
- Interviews of relevant site personnel
- Photographs

- Figures and plans, and
- Site inspections of relevant locations, activities, and processes.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors as shown in Table 4.

Table 4: Compliance status descriptors

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

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

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post-approval documents:

- Have been developed in accordance with the conditions and their content is adequate.
- Have been implemented in accordance with the conditions.

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

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

2.2.11 Completing the audit

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

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 10431 applicable to the works being undertaken at the time of the Audit and the evidence to demonstrate compliance (or other) with the conditions.

The primary documents reviewed during the audit are as follows:

- *Moorebank Precinct West - Stage 3 Proposal Environmental Impact Statement – (SSD10431), Aspect Environmental, 24 April 2020 (the EIS)*
- *Moorebank Precinct West - Stage 3 Response to Submissions – SSD 10431, Aspect Environmental, 21 August 2020 (the RtS)*
- *Development Consent SSD 10431, 11 May 2021 (the Consent)*
- *Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U, 18 November 2024*
- *Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. P, 18 November 2024*
- *Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18 November 2024 (CNVMP)*
- *Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30 November 2021 Rev. 18*
- *Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, Rev. J, 17 October 2022 (the ERP, incorporating the FERSP)*
- *Fill import Management Plan Revision 2, 21 May 2024.*
- *MIP Complaints Register current to 6 September 2026*

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

3.2 Summary of compliance

Table 5 presents the summary of audit findings and recommended actions in response to each of the findings from this Audit. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were one hundred and forty-nine (149) Conditions assessed.
- One hundred and two (102) Conditions were considered by the Auditor to be compliant.
- Forty-five (45) Conditions were considered by the Auditor to be not triggered.

- Two (2) non-compliances were identified by the Auditor against Conditions A38 and C44 regarding the publication of Independent Audit Report No. 9, the Response to Audit Findings for IA9, and the Summary Monitoring Report for 2025 on the project website.
- Two (2) observations were noted regarding Ricard Crookes Contract's induction and the Construction Environmental Management Plan.

Table 6 presents the audit findings that were outstanding at the time of completing the previous audit (IA9). Regarding the status of IA9 findings, two audit findings were considered closed and one observation remains open.

Table 5: Findings and recommendation from IA10

Item	Condition No.	Category	Condition details	Audit Finding	Recommended or completed action	Status
IA10_01	A38	Non-Compliance	<u>*Access to Information*</u> *At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:* *a) make the following information and documents (as they are obtained or approved) publicly available on its website:* *b) the documents referred to in condition A2 of this consent;* *c) all current statutory approvals for the development;* *d) all approved strategies, plans and programs required under the conditions of this consent;* *e) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;* *f) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;* *g) a summary of the current stage and progress of the development;* *h) contact details to enquire about the development or to make a complaint;* *i) complaints register, updated monthly;* *j) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;* *k) notification of any non-compliances with the conditions of this consent made under condition A42;* *l) any other matter required by the Planning Secretary; and* *m) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.*	The Independent Audit Report No. 9 (IA9), Response to Audit Findings for IA9 and the Summary Monitoring Report for 2025 have not been published on the project website. This was assessed on the 11 of September 2026 during the site audit.	Applicant to publish the following documents on the project website: • Independent Audit Report No. 9 (IA9) • Response to Audit Findings for IA9; and • Summary Monitoring Report for 2025.	OPEN
IA10_02	C44	Non-Compliance	<u>*Independent Environmental Audit*</u> *In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:* *a) review and respond to each Independent Audit Report prepared under condition C42 of this consent, or condition C43 where notice is given;* *b) submit the response to the Planning Secretary; and* *c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.*	The Independent Audit Report No.9 dated 16 April 2026 and Response to Audit Findings dated 17 April 2026 were not made publicly available within 60 days after submission to the Planning Secretary.	Applicant to publish on the project website the Independent Audit Report No.9 and Response to Audit Findings for IA9.	OPEN

Item	Condition No.	Category	Condition details	Audit Finding	Recommended or completed action	Status
IA10_03	A21	Observation	*Limits of Consent* *No works in the riparian corridor outside the site are permitted under this approval and signs must be provided along the adjacent boundary fence to this effect.*	During the audit, it was identified that RCC's induction presentation does not include information on the riparian zone restrictions or designated 'no go' zones. Therefore, the absence of this information from the induction material indicates that the requirements of Conditions A20 and A21 have not been effectively communicated to the project personnel.	Review and update RCC's induction to include information regarding restrictions on the riparian zone or 'no go' zones.	OPEN
IA10_04	C7	Observation	*Implementation of Management Plans* *The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).*	The review of RCC Construction Environmental Management Plan (CEMP), Revision 1, dated 14 February 2025, determined that the plan was prepared to fulfill the conditions of consent for SSD-5066. However, the CEMP does not reference the ESR CEMP combined for MPW2 and MPW3 (Revision U, dated 18 November 2024) nor does it identify the requirements of SSD-10431. As a result, it is undetermined what CEMP applies to the works being undertaking at MPW3 by RCC and it was not possible to verify that the Applicant has been implementing the construction of the development in accordance with the most recent version of the ESR CEMP.	RCC to prepare and implement a CEMP that references ESR CEMP for MPW3 SSD-10431 requirements so it can be verified how the applicable conditions of consent are addressed for the works being undertaking at MPW3 by RCC.	OPEN

Table 6: Status of previously open findings (at the time of completing IA9)

Item	Condition No.	Category	Condition details	Audit Finding	Recommended or completed action	Status
IA9_01	A45	Non-Compliance	*Within three months of:* *a) the submission of a compliance report under condition A48;* *b) the submission of an incident report under condition A41;* *c) the submission of an Independent Audit under condition C42;* *d) the approval of any modification of the conditions of this consent; or* *e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,* *the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out*	**Non-Compliance**: Independent Audit Report No.8 was submitted on 30/10/25. A review of the Strategies, Plans and Programs was not completed within three months of the submission of the Audit Report as per A45(c).	The CEMP and Sub-plans for MPW3 are combined with MPW2 and a review was conducted and notified to the Department following submission of the fifth Independent Audit Report for MPW2 under SSD 7709. This occurred on 30/04/25. Nevertheless, the auditees should complete a review of the Strategies, Plans and Programs in accordance with the requirements of A45. **IA10 Update**: A notification was sent to the Department on 16 April 2026 indicating that the strategies, plans and programs were reviewed and no changes were identified.	CLOSED
IA9_02	C7	Observation	*The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).*	**Observation**: During the audit site inspection, it was observed that there was some material tracking from the RCC's site (spanning both CDC and MPW3 works) on to Bushmaster Road. The Auditor notes that the material tracking is minimal and does not extend out to Moorebank Avenue.	A streetsweeper is being used and DGB and shaker grid installed. According to the auditees, the internal unsealed access road is about to be sealed with permanent surface (expected to be completed over the next 4-6 weeks from the date of the audit site inspection). Further the CPESC latest ERSED plan does not recommend stabilisation on site. On this basis it may not be appropriate for additional temporary stabilisation to be placed. **IA10 Update**: Water carts and streetsweepers are being used along Bushmaster Avenue on daily basis.	CLOSED
IA9_03	C11	Observation	*The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to minimise noise impacts on surrounding noise sensitive receivers.*	**Observation**: The condition requires the implementation of 'quackers' where practicable, provided this does not compromise the safety of construction staff or the public. Records were sighted indicating that plant is checked to ensure they are fitted with audible alarms systems. The check form does not explicitly require the use of quackers. Previous ESR and ER inspections include a check of this requirement and the records sighted do not identify this as a deficiency. Notwithstanding this, several tonal beacons were heard on the Richard Crookes Constructions site during the audit site inspection. It was unclear to the auditor whether these were being used on the MPW3 site or the adjacent CDC site only.	RCC to verify that plant used on MPW3 is not fitted with tonal beacons unless deemed unsafe to people. **IA10 Update**: RCC presented an inspection form completed on 24 June 2026 including the following statement: *Confirm that the plant and/or equipment provided for use on this project are and will be serviced and maintained in accordance with the manufacture's specifications. Further confirm that persons provided to operate this plant and/or equipment are holders of the current verification of competencies (VOC) and/or High Risk licensed for that plant and/or equipment.* This statement is included in all the inspection checklists within the Hammertech system. During the site audit on 11 September 2026, a spot check found a posi-track owner/operator using a tonal reversing alarm instead of a squawker (broadband) alarm. When asked, the operator explained that the tonal alarm was more audible over the machine's operating noise, so it was being used as a safety control to help keep people and plant separated. This was the only item of plant observed with a tonal reversing alarm during the site walk. The 24 June 2026 observation came from a previous audit and related to equipment operating in the CDC area, so it is not relevant to this item. Under the applicable condition requirements, no further investigation is needed where the tonal alarm is necessary to meet safety requirements. This observation is now closed.	CLOSED

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

The adequacy of post approval documents was determined based on:

- Whether any non-compliances resulted from the implementation of a document, and
- Whether there are any opportunities for improvement.

Implementation of ESR CEMP (Revision U, combined MPW2 and MPW3) and sub-plans was confirmed during the site inspection, with supporting review records provided in Appendix A. No updates to the ESR CEMP or sub-plans were required during the audit period. The plans were last reviewed in November 2024 following approval of SSD 7709 Modification 3 and were subsequently approved by the Department on 21 January 2025.

An observation was noted regarding RCC's CEMP and the absence of references to the ESR CEMP MPW2 and MPW3 combined (Revision U, dated 18 November 2024).

3.4 Summary of notices from agencies

To the Auditors knowledge no other formal notices were issued by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or DPHI

The Department requested additional focus be applied to noise generated on site, particularly container movement noise and precinct lighting.

Container movement noise. The Auditor has noted that no noise complaints were recorded during the audit period related to the MPW3 construction works. In relation to container movement noise, as this audit focuses on construction activities for MPW3, these areas are outside the scope of the review.

Precinct lighting. During the site inspection on 11 September 2026, lighting within the site sheds was observed and appeared to be adequate. This assessment was based on visual observation only, was not quantified, and was not conducted at night. Operational lighting is not part of this audit scope.

3.6 Complaints

A complaints register is being maintained for the entire MIP development. Complaints in the register presented are not specific to the MPW3.

The sighted register is current as of 8 September 2026. The publicly accessible complaints register can be found on the Project website: https://moorebankintermodalprecinct.com.au/community/

As previous noted complaints have been received and subsequently allocated to the project stage considered most likely responsible for the issue that prompted each complaint. The majority of these complaints relate to bushfire risks, road realignment works, vehicle damage, air quality

monitoring, noise disturbance, and potholes on Moorebank Avenue. The auditee indicated that none of these complaints were attributed to MPW3 activities; therefore, the auditor has not assessed the investigation or closure of those complaints.

Complaints about air quality monitoring may be relevant to MPW3 if future evidence indicates that MPW3 activities contributed to them. The Auditor recommends that the complaints register continue to record the basis for each stage allocation, and that allocation be reviewed if investigation shows MPW3 involvement, so that complaints are not misallocated and MPW3-related complaints are not overlooked.

It is important to note that the Auditor sighted the Community Consultative Committee meeting minutes on 8 September 2026 confirming that an air quality information session was held on 19 August 2026. Presentation slides were distributed, and members found the session useful. The reporting approach, based on validated data and longer-term averages, is consistent with the way air quality criteria are assessed.

3.7 Incidents

There were no notifiable incidents associated with SSD 10431 recorded during the audit period.

3.8 Actual versus predicted impacts

Predicted outcomes associated with the construction of the Project are described in Chapters 7 to 17 of the Moorebank Precinct West Stage 3, EIS SSD 10431, 24 April 2020, and Section 6 of the Moorebank Precinct West – RtS, SSD 10431, 21 August 2020.

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environment and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and REMM, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this IA10. Any such comparison is qualitative only.

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

- Scale and complexity of works conducted under the SSD 10431 consent during the audit period
- Degree of compliance with the Conditions and implementation of the management plans
- Condition of the site during the site inspection
- Degree of compliance and environmental performance as identified by the ER through review of the Monthly Reports
- Number and type of complaints received during the audit period (noting that these are recorded for the MLP as a whole), and
- Number and type of incidents recorded.

Environmental management measures were implemented to address the key impacts identified in the EIS for MPW3. During the audit period, construction activities were supported by appropriate controls, including dust monitoring and suppression, as well as soil and water management measures. Mobile plant use within MPW3 was limited relative to activities across the broader MIP. No complaints were attributed to MPW3 works during the audit period.

Based on the evidence reviewed and observations made during the audit, the Auditor considers that the actual environmental impacts were consistent with those identified in the EIS.

3.9 Key strengths and environmental performance

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

- Compliance records were well organised and readily available at the time of the site inspection and during interviews with key project personnel.
- Relevant environmental monitoring records were collected and reported as required to provide verification of compliance with statutory and broader project environmental requirements.
- Environmental inspections records have been maintained by the contractors on site, ESR and the ER, and the ER monthly reports submitted to the Department.
- No incidents have been recorded during the audit period.
- No environmental issues were raised during the site inspection.

4. CONCLUSIONS

This Audit Report presents the outcomes of IA10 for the construction phase of the MPW3 covering the audit period from 1 March 2026 to 11 September 2026

The Audit had a positive outcome. Compliance records were organised and accessible during the site inspection and interviews on 11 September 2026. Regular site inspections by the ER and contractors have been conducted, and ER Monthly Reports provided to the Department. Environmental controls were maintained throughout the site.

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements.

In summary:

- There were one hundred and forty-nine (149) Conditions assessed.
- One hundred and two (102) Conditions were considered by the Auditor to be compliant.
- Forty-five (45) Conditions were considered by the Auditor to be not triggered.
- Two (2) non-compliances were identified by the Auditor against Conditions A38 and C44 regarding the publication of Independent Audit Report No. 9, the Response to Audit Findings for IA9, and the Summary Monitoring Report for 2025 on the project website.
- Two (2) observations were noted regarding Ricard Crookes Contract's induction and the Construction Environmental Management Plan.

Detailed findings are presented in Section 3, along with actions taken by the Applicant to address the findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Group Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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

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

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

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APPENDIX A – SSD 10431 CONDITIONS OF CONSENT

<table>
<tr><th>Unique ID</th><th>Compliance Requirement</th><th>Evidence Collected</th><th>Independent Audit Findings and recommendations</th><th>Compliance Status</th></tr>
<tr><td colspan="5">SCHEDULE 2</td></tr>
<tr><td colspan="5">PART A - ADMINISTRATIVE CONDITIONS</td></tr>
<tr><td colspan="5">Obligation to Minimise Harm to the Environment</td></tr>
<tr><td>A1</td><td>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</td><td>Evidence referred to elsewhere in this Audit Table</td><td>Based on the evidence sighted the auditees have implemented reasonable and feasible controls to prevent harm to the environment. Environmental risk on MPW3 during the audit period is low, with most construction complete and all major earthworks and clearing etc., conducted under MPW2.</td><td>Compliant</td></tr>
<tr><td colspan="5">Terms of Consent</td></tr>
<tr><td>A2</td><td>The development may only be carried out:
a) in compliance with the conditions of this consent;
b) in accordance with all written directions of the Planning Secretary;
c) generally, in accordance with the EIS and Response to Submissions;
d) generally, in accordance with the management and mitigation measures in Appendix 3;
e) in accordance with the approved subdivision plans in the table below:
<table><tr><th colspan="3">Plan of Subdivision prepared by LandPartners Pty Ltd</th></tr><tr><th>Dwg No.</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SY073909.013.2.1</td><td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03</td><td>01/07/2020</td></tr><tr><td>SY073909.013.2.1</td><td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03</td><td>01/07/2020</td></tr><tr><td>SY073909.013.2.1</td><td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03</td><td>01/07/2020</td></tr></table></td><td>Evidence referred to elsewhere in this Audit Table.
SSD Conditions approved by DPE 11/05/2021
Environmental Impact Statement (EIS), Moorebank Precinct West Stage 3, dated 24/04/20
Response to Submissions (RTS), Moorebank Intermodal Precinct West - Stage 3 (SSD-10431), dated 05/06/20
Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</td><td>No non-compliances were identified in this audit (IA10). No directions were given by the Department. No modifications to the SSD conditions have been approved during the audit period. The Certifier has verified that the construction design aligns with the subdivision plans.</td><td>Compliant</td></tr>
<tr><td>A3</td><td>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;
b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and
c) the implementation of any actions or measures contained in any such document referred to in (a) above.</td><td>Interview with auditees and site inspection 11/09/2026</td><td>The Project team is not aware of any directions from the Secretary associated with this condition. No warning received letters or modifications approved during the audit period.</td><td>Not Triggered</td></tr>
<tr><td>A4</td><td>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) to A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) to A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</td><td>Interview with auditees and site inspection 11/09/2026</td><td>Noted. This Independent Audit has assessed compliance with the conditions of consent and the most recent version of any document listed in A2.</td><td>Compliant</td></tr>
<tr><td colspan="5">Limits of Consent</td></tr>
</table>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Interview with auditees and site inspection 11/09/2026	Notification of commencement was submitted on the 13/11/21.	Compliant
A6	Nothing in this consent permits the removal of vegetation. All vegetation removed on the site must be undertaken in accordance with the requirements of MPW Stage 2 (SSD 7709).	Interview with auditees and site inspection 11/09/2026	No vegetation has been cleared under MPW Stage 3 (MPW3). This was addressed/cleared as part of the MPW Stage 2 (MPW2).	Not Triggered
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	Interview with auditees and site inspection 11/09/2026	During the audit period, no material was imported under MPW3.	Not Triggered
A8	Importation of imported fill must not exceed a total of 13,000m3 of material per day across this development, MPW Stage 2 (SSD 7709) and MPE Stage 2 (SSD 7628) on the same day.	Interview with auditees and site inspection 11/09/2026	During the audit period, no material was imported under MPW3.	Compliant
A9	Prior to physical commencement of work under this consent, the Applicant is required to modify the following development consents by replacing "22,000 m3"wherever occurring with "13,000 m3" in: a) condition A9 of SSD 7709; and b) condition B56(a) of SSD 7628.	Letter Aspect to the IPC, 19/07/2021 (modification of MPW2) Letter Aspect to the IPC, 19/07/2021 (modification of MPE2)	The consents were modified on 19/07/21.	Compliant
A10	The total volume of uncompacted fill to be imported for compaction up to final land level must not exceed 280,000m3. This volume is additional to the 1,600,000m3 of uncompacted fill permitted to be imported to site under the MPW Stage 2 (SSD 7709) consent and may only be imported once importation of the volume permitted under the MPW Stage 2 (SSD 7709) consent is complete.	Interview with auditees and site inspection 11/09/2026	In accordance with the previous audit, the total uncompacted fill imported to MPW3 was 234,469 m³. No additional fill import occurred between March and August 2026. According to the auditees fill was imported under the CDC portion of the site during the audit period and not under MPW3. Structure fill volume has not changed since the last audit. No material was imported under MPW3 during the audit period.	Compliant
A11	The total volume of structural fill to be imported for warehouse pad completion under this consent must not exceed 540,000m3. Prior to the importation of structural fill for any given area of the site, the Applicant is to provide the ER and the Planning Secretary with a report prepared by a suitably qualified and experienced engineer outlining the volume of structural fill it proposes to both receive and emplace on that given area of the site. The Applicant may not at any time possess on site a volume of structural fill material that exceeds the volume that the Applicant proposes to be emplaced on site in the next 6 months.	Interview with auditees and site inspection 11/09/2026 Letter from Aspect to DPHI re. notification of structural fill in accordance with conditions A11, 5/5/2025	Structural fill has been imported and notifications to the DPHI and ER were sent on the 5/5/2025. A report dated 2/5/25 from Costin Roe Consulting is appended to the notification letter to DPHI with the relevant information. DPHI acknowledgment received for notification of structural fill on the 8/5/25 with no comments. In accordance with the previous audit (CARAS report), the total uncompacted fill imported to MPW3 was 234,469 m³. No additional fill import occurred during this audit period. According to the auditees fill was imported under the CDC portion of the site during the audit period and not under MPW3. Structure fill volume has not changed since the last audit. No material was imported under MPW3 during the audit period.	Compliant
A12	In addition to the other conditions of this consent, nothing in this consent permits the Applicant to stockpile or otherwise receive imported fill material beyond the amounts or volumes permitted under this or any other development consent, or place fill above the final land level or finished surface levels permitted under this or any other development consent.	Interview with auditees and site inspection 11/09/2026	In accordance with the previous audit, the total import of uncompacted fill for MPW2 prior to switching to MPW3 import was about 1,599,438m3. The CARAS reports identify a total import of 234,469m3 to MPW3 with <50,000t received since the previous audit. As per previous audit notes: it was indicated that the southern side areas are ready for warehouse construction, i.e. levels are not being lifted further. There was no additional import for the raising of site post the last import, the WH4 site has been cut and filled to level the site which reduced the eastern end of the site. Since then, there has been structural fill import for the Warehouse construction (under the CDC portion of the site), the raising of site in this manner is separate	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			from this condition. Therefore, during the audit period, no material was imported under MPW3.	
A13	Only one crushing plant is to operate at any one time across the MPW site (i.e., under either MPW Stage 2 consent or the conditions of this consent). Any crushing plant operated as part of MPW Stage 3 can only be operated once any existing crushing plant operated as part of MPW Stage 2 (SSD 7709) has been decommissioned.	Interview with auditees and site inspection 11/09/2026	No crusher present on site during the reporting period.	Not Triggered
A14	For the avoidance of doubt, nothing in this consent enables the finished surface level of any filled section of the site to exceed 16.6 m AHD (Australian Height Datum).	Interview with auditees 11/09/2026	The total import of uncompacted fill for MPW2 prior to switching to MPW3 import was about 1,599,438m3. The CARAS reports identified a total import of 234,469m3 to MPW3 with <50,000t received since the previous audit. According to the auditees fill was imported under the CDC portion of the site during the audit period and not under MPW3. It was indicated that the southern areas are ready for warehouse construction, i.e. levels are not being lifted further. There was no additional import for the raising of site post the last import, the WH4 site has been cut and filled to level the site which reduced the eastern end of the site. Since then, there has been structural fill import for the Warehouse construction (under the CDC portion of the site), the raising of site in this manner is separate from this condition. Therefore, during the audit period, no material was imported under MPW3. No change for the current audit period.	Compliant
A15	Prior to the commencement of fill importation or fill placement, the Applicant is to engage a suitably qualified and independent person or persons to conduct an audit of: a) the amount of fill (whether unconsolidated, consolidated or structural) brought to the site to date; b) where fill has been used on site, including an aerial plan clearly indicating the location and boundary of the placed fill relevant to its respective consent; c) for what purpose, all fill has been used; d) how all fill use is justified under existing development consents applying to the land; and e) current site levels. The suitably qualified and independent person or persons are to be approved by the Planning Secretary prior to the conduct of the audit. Fill importation or fill placement must not commence until the Planning Secretary approves the audit.	Interview with auditees 11/09/2026 Letter dated 16/09/2022 DPHI – Aspect Environmental P/L re: Appointment of suitably qualified independent person under condition A15 Fill Importation Audit Report, ErSed, 17/05/2023 (MPW2) Letter 24/05/2023 DPHI - Aspect, re: approval of Fill Importation Audit Report	DPHI granted approval for the suitably qualified and independent person under condition A15 – Mr. [redacted] on 16/9/2022. An audit was completed on 17/05/2023 and approved by the DPHI on 24/05/2023. Fill importation under MPW3 commenced on 14/06/2023. No other audits have been carried out, only required once. No change for the current audit period.	Compliant
A16	Prior to the commencement of fill importation, the Applicant is to prepare a Fill Importation Management Plan for the approval of the Planning Secretary. The Fill Importation Management Plan must: a) be prepared by a suitably qualified and experienced person; b) include details of how the Applicant will comply with the requirements of the conditions of this consent relating to fill importation and fill placement; c) require any fill imported on site to be logged/tracked per truck load; d) provide a conversion rate for the conversion of fill in cubic metres to and from tonnes;	Interview with auditees 11/09/2026 Fill Importation Management Plan West Precinct Stage 3 Rev. 2, 21/05/2024. DPHI Letter SSD-10431-PA-70, dated 28/08/2024. Letter by Pitt & Sherry Re: Request for ER Review and Endorsement of Fill Importation Management Plan (FIMP) for Moorebank Logistic Park – Precinct West Stage 3 – (rev 2), dated 29/05/2024	Fill Importation Management Plan was last updated on the 21/05/2024 Rev.2, it has been endorsed per letter from the ER (Pitt & Sherry) on the 29/5/2024 and letter from the Department notes approval from the Department on the 28/8/2024. Plan was updated to remove the weighbridge and realignment of roles and responsibilities. No updates or changes to the Fill Importation Management Plan in the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	e) include a template for an Imported Fill Tracking Register, to be throughout the construction period, which includes: i. date and time in and time out of trucks importing fill to the site; ii. details of truck registration and haulage company: iii. source of imported fill; iv. material type and classification; v. details of the statement of compliance with relevant approval criteria; vi. volume of imported fill in tonnes; vii. location of stockpiled imported fill; viii. location of final destination of imported fill; and ix. details of any sampling performed for purposes of certification.			
A17	Fill importation must not commence until the Planning Secretary approves the Fill Importation Management Plan. The Applicant is to implement the Fill Importation Management Plan as approved by the Planning Secretary from time to time.	Fill Importation Management Plan West Precinct Stage 3 Rev. 2, 21/05/2024. DPHI Letter SSD-10431-PA-70, dated 28/08/2024. Letter by Pitt & Sherry Re: Request for ER Review and Endorsement of Fill Importation Management Plan (FIMP) for Moorebank Logistic Park – Precinct West Stage 3 – (rev 2), dated 29/05/2024.	Fill Importation Management Plan was last updated on the 21/05/2024 Rev.2 (removal of the weighbridge), it has been endorsed under the letter from the ER (Pitt & Sherry) on the 29/5/2024 and letter from DPHI notes approval by the Department on the 28/8/2024. No further updates relating to this condition during the audit period.	Compliant
A18	The Applicant must fill out the Imported Fill Tracking Register throughout the entire construction period. All details recorded in the Imported Fill Tracking Register must be provided to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	Interview with auditees 11/09/2026	Fill importation was tracked by CARAS using the Imported Fill Tracking Register. No import of material was caried out during this audit period. The Applicant indicates that neither the Department nor the EPA have requested a copy of the Imported Fill Tracking Register. No further updates relating to this condition during the audit period.	Compliant
A19	The Applicant must engage an independent person to verify the Imported Fill Tracking Register on a weekly basis and prepare and submit weekly reports on this verification to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	Interview with auditees 11/09/2026 Fill Importation Management Plan West Precinct Stage 3 Rev. 2, 21/05/2024. DPHI Letter SSD-10431-PA-70, dated 28/08/2024. Letter by Pitt & Sherry Re: Request for ER Review and Endorsement of Fill Importation Management Plan (FIMP) for Moorebank Logistic Park – Precinct West Stage 3 – (rev 2), dated 29/05/2024.	The Fill Importation Management Plan identifies the criteria for the independent person (CARAS) to verify the fill tracking register. The fill importation management plan was last updated on the 21/05/2024 Rev.2, it has been endorsed under the letter from the ER (Pitt & Sherry) on the 29/5/2024 and the letter from the Department notes approval by the Department on the 28/8/2024. For CARAS reports refer to previous audit comments on total import for MPW3. It was indicated that fill was imported under the CDC portion of the site during the audit period and not under MPW3. The Applicant indicates that neither the Department nor EPA have requested a copy of the Imported Fill Tracking Register.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A20	No construction (including but not limited to clearing and maintenance access, stockpiling or other earthworks) is permitted within the riparian corridor and signs must be provided along the adjacent boundary fence to this effect.	Site inspection 11/09/2026 PIWW-RCG-AR-DWG-0101 - MPW Master Plan Drawing 26/6/202 Issue Q RCC Induction presentation 06/2026 RCC Induction Register, live document sighted WHSE Advisor inducted on 24/07/2025	The riparian zone is near to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52). MPW Master Plan Drawing 26/6/2023 Issue Q. Signage for the riparian area is in place. There were no updates relating to this condition during the audit period. RCC Induction presentation dated 06.2026, includes topics such as: site access, hours, site rules, emergency plan, spill procedure, PPE, plant operation, exclusions zones, unexpected finds protocols, SSD9 10431 mentioned, hazardous good, etc. An observation was noted for RCC's Induction to include information regarding restrictions on the riparian zone, in accordance with this condition. Please refer to Condition A39. Induction Register (live document) was sighted, WHSE Advisor (Leigh Macdonald) was inducted on 24/07/2025.	Compliant
A21	No works in the riparian corridor outside the site are permitted under this approval and signs must be provided along the adjacent boundary fence to this effect.	Site inspection 11/09/2026 Post Approvals – MPW Master Plan – Part 1, PIWW-RCG-AR-DWG-0100 – Issue 'Q', 26/06/2023 Post Approvals – MPW Master Plan – Part 2, PIWW-RCG-AR-DWG-0101 – Issue 'Q', 26/06/2023 PIWW-RCG-AR-DWG-0101 - MPW Master Plan Drawing 26/6/2024 Issue Q	The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW Master Plan Drawing 26/6/2023 Issue Q). Signage for the riparian area (exclusion zone) and flagging are in place. There were no updates relating to this condition during the audit period. **Observation: During the audit, it was identified that RCC's induction presentation does not include information on the riparian zone restrictions or designated 'no go' zones. Therefore, the absence of this information from the induction material indicates that the requirements of Conditions A20 and A21 have not been effectively communicated to the project personnel.** **Recommendation: Review and update RCC's induction to include information regarding restrictions on the riparian zone or 'no go' zones.**	Compliant
Prescribed Conditions				
A22	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Construction Certificate No. 250594/01, Mckenzie Group, 18/11/2025 re. Ancillary Development Works	Part 6, Division 8A of the EP&A Regulation relates to prescribed conditions for: • compliance with the BCA. • erection of signs (not relevant) • residential building work (not relevant) • entertainment venues (not relevant) • signage for max number of persons for entertainment purposes (not relevant), and • shoring and adjoining properties (not relevant). A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building in Oct 2021. A Construction Certificate was issued by Mckenzie Group on 18/11/2025 re. Ancillary Development Works under SSD MPW3 located on Bushmaster Avenue Moorebank. This includes the roads; drainage associated with the SSD MPW3 Consent. The Certifier has confirmed compliance with the BCA.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
Planning Secretary as Moderator				
A23	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 11/09/2026	The auditees are not aware of any disputes with public authorities.	Not Triggered
Evidence of Consultation				
A24	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Interview with auditees 11/09/2026	No updates on the current plans were identified during this audit period and no consultation required with any parties.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A25	The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)	Interview with auditees 11/09/2026 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) Letter of approval by DPHI on the 21/01/2025	During this audit period, no updates have been required for the CEMP and its sub-plans. The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19. Current Plans have been approved by DPHI on the 21/01/2025. No updates to the Plans were identified during the audit period.	Compliant
A26	Any strategy, plan or program prepared in accordance with condition A25, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 11/09/2026	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			The MPW3 plans have been approved by the DPHI prior to commencement of construction.	
A27	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 11/09/2026	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
A28	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 11/09/2026	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19. The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since the last audit.	Not Triggered
A29	Nothing in the conditions of this consent permits the staging of construction works. Note 1: Staging of subdivision is permitted — see for example Part D of Schedule 2 of this consent. Note 2: Nothing in this condition precludes the phasing of works, such as that outlined in Appendix D of the Response to Submissions.	Interview with auditees 11/09/2026	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
Structural Adequacy				
A30	All new buildings and structures, and any alterations or additions to existing buildings and structures, which are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Construction Certificate No. 250594/01, Mckenzie Group, 18/11/2025 re. Ancillary Development Works	A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA. A Construction Certificate was issued by Mckenzie Group on 18/11/2025 re. Ancillary Development Works under SSD MPW3 located on Bushmaster Avenue Moorebank. This includes the roads; drainage associated with the SSD MPW3 Consent. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Design and Construction for Bush Fire				
A31	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Email from J Wyndham Prince to Mckenzie Group, 21/09/2021	The standards referenced relate to buildings and steel framed structures. J Wyndham Prince submitted details to confirm compliance that roads complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate. The ERP including bushfire prone plan, notes that the new warehouses are not located in the bushfire-prone area. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
A32	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019	Site inspection 11/09/2026 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Letter from R.A. Smith Contracting Pty Ltd 28/10/2022	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Construction Certificate application. The Certifier verified compliance though issue of the Construction Certificate. No utilities have been built in the audit period under MPW3 (This is applicable under the CDC). No Construction Certificate was issued during this audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
A33	The entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. Note: See condition B190 of MPW Stage 2 (SSD 7709)	Site inspection 11/09/2026 Email from J Wyndham Prince to Mckenzie Group, 21/09/2021 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance through issue of the Construction Certificate. No change for the current audit period. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Subdivision Certificate				
A34	In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the Environmental Planning and Assessment Act 1979 in relation to the issue of a Subdivision Certificate. For the purposes of this approval, the issue of a Subdivision Certificate is restricted to the subdivision defined by Condition A2. Note: Part D of Schedule 2 of this consent provides conditions that are required to be met prior to the issue of a subdivision certificate.	Interview with auditees 11/09/2026 Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West)	Compliance with this condition is verified by the fact that the Subdivision Certificate has been obtained: Determination – Subdivision Certificate CFT-419491 Moorebank Logistics Park – Precinct West, issued by Barker Ryan Stewart. Subsequent subdivision has occurred via a CDC under the Transport and Infrastructure State Environment Planning Policy (SEPP) This is outside of the scope of this audit. No Subdivision Certificate issued to the Project during the audit period under the MPW3 consent. (This is applicable for the CDC works).	Compliant
Applicability of Guidelines				
A35	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 and each sub-plan (refer to B17 – B24) Evidence referred to elsewhere in this table.	The CEMP and associated Sub-plans and procedures, along with other reports / evidence sighted appear to reference current guidelines, protocols, Standards or policies. No issues identified. No updates to be plans identified in the audit period and the plans have been approved by the ER and the DPHI in the previous audit period.	Compliant
A36	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 11/09/2026	The Project team is not aware of any directions in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them for MPW3. No direction from DPHI on the audit period.	Not Triggered
Monitoring and Environmental Audits				
A37	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide	Independent Audit No. 9 Audit Report, WolfPeak, 16/04/2026 Dust Deposition Summary reports from SERS for: – 16/01/2026-09/02/26, report date: 25/02/2026 – 09/02/26-06/03/26, report date: 23/03/2026	No noise monitoring was required during the audit period. This Independent Audit was conducted in accordance with IAPAR. The Auditor is not aware of the DPHI raising any comments on the last Independent Audit Report. Dust deposition gauge results from ALS were presented from February to July 2026. Monitoring has been carried out in accordance with the relevant standards and Dust Deposition Gauge (DDG) monthly reports provided; results presented showed some exceedances within the applicable NSW EPA deposited dust assessment criterion during the audit period. Refer to Condition C17.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	information on compliance with the consent or the environmental management or impact of the development.	– 19/04/26-11/05/2026, report date: 21/05/2026 – 11/05/2026-15/06/2026, report date: 30/06/2026 – 15/06/2026 – 13/07/2026, report date: 29/07/2026		
Access to Information				
A38	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: b) the documents referred to in condition A2 of this consent; c) all current statutory approvals for the development; d) all approved strategies, plans and programs required under the conditions of this consent; e) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; f) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; g) a summary of the current stage and progress of the development; h) contact details to enquire about the development or to make a complaint; i) complaints register, updated monthly; j) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; k) notification of any non-compliances with the conditions of this consent made under condition A42; l) any other matter required by the Planning Secretary; and m) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Project website: https://moorebankintermodalprecinct.com.au/community/document-library/ https://moorebankintermodalprecinct.com.au/precincts/project-wide/ https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/ https://moorebankintermodalprecinct.com.au/community/ https://moorebankintermodalprecinct.com.au/community/news/	The website was reviewed on 11/09/2026. It contains documents referred to in A2 – SSD, EIS, Response to submission and approved plans as follows: • SSD approvals • All approved plans (CEMP, CTAMP, CNVMP and CSWMP) available • Reporting on environmental performance is through the IA reports. IA7 and IA8 were published. **IA9 has not been published.** • Summary of the monitoring results 2024 for MPW2 and MPW3 dated 7/3/2025 Rev.2 from Logos published on the website (covering 1 year period) EPL 21054 Monitoring Data (June 2024 to June 2025). **The summary monitoring report for 2025 (still in draft) and has not been published in the project website.** Sighted report for MPW2&3 Report No. J002074260615.01 draft completed 15/06/26. • The current stage of the development is included in the news and current works and in the community tabs, sighted newsletters for July 2026 (No.30) showing general information for the precinct. • Contact us email and phone number are available to enquire about the development or to make a complaint; sighted last CCC meeting minutes, dated 02/06/2026 (No.33) on the website along with a presentation for CCC No.33. • Complaints register available, updated monthly, current to 08/09/2026 • Audit Report IA8 and the response to the findings available on the website. **IA9 report and Response to Audit Findings have not been published.** • The two observations identified in the IA8 were sighted in the Response to Audit Report. However, the IA9 non-compliances and observation were not included on the website. • To the Auditor's knowledge the Planning Secretary has not required any additional information. **Non-Compliance: The IA9 audit report, Response to Audit Findings for IA9 and the summary monitoring report for 2025 have not been published on the project website.** **Recommendation: Applicant to publish the following documents on the project website: Independent Audit Report No. 9 (IA9); Response to Audit Findings for IA9; and the Summary Monitoring Report for 2025.**	Non-Compliant
Compliance				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A39	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Interview with auditees 11/09/2026 ESR MPW DC Moorebank Site Induction Revision A – 16/04/2024 from Richard Crookes constructions, Rev. 01 RCC Induction, 06/2026	The Project inductions include the information (as 'talking points') relevant to the planning conditions of approval & EPL, for the work being conducted. Risks, rules, construction hours, and controls for the MPW site, including those for MPW3. Matters include hours of work, incident management, traffic management, soil, and water controls, reporting etc.	Compliant
Incident Notification, Reporting and Response				
A40	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with auditees 11/09/2026	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3 during the audit period.	Not Triggered
A41	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	Interview with auditees 11/09/2026	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3 during the audit period.	Not Triggered
Non-Compliance Notification				
A42	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Notification, ESR to DPHI, 17/10/25 (non-compliance with C45 regarding lateness of Audit Report No. 8) Letter DPHI to ESR (PA-102) 23/10/25 (DPHI acknowledgement of non-compliance with C45 regarding lateness of report). IA9 report and response to audit findings, 17/04/2026	On 17/10/25 the auditees notified a non-compliance against C45 in relation to the lateness of the submission of Independent Audit Report No. 8 (due to a financial system error). No further action or direction was raised by DPHI. The non-compliance raised in IA9 against condition A45 were notified to DPHI on 17/04/26 via response to audit findings.	Compliant
A43	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Notification, ESR to DPHI, 17/10/25 (non-compliance with C45 regarding lateness of Audit Report No. 8) Letter DPHI to ESR (PA-102) 23/10/25 (DPHI acknowledgement of non-compliance with C45 regarding lateness of report). IA9 report and response to audit findings 17/04/2026	On 17/10/25 the auditees notified a non-compliance against C45 in relation to the lateness of the submission of Independent Audit Report No. 8 (due to a financial system error). No further action or direction was raised by DPHI. The non-compliance raised in IA9 against condition A45 were notified to DPHI on 17/04/26 via the response to audit findings.	Compliant
A44	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Interview with auditees 11/09/2026	There have been no notifiable incidents during the audit period. Refer A42/A43 for notification of non-compliances.	Not Triggered
Revision of Strategies, Plans and Programs				
A45	Within three months of: a) the submission of a compliance report under condition A48; b) the submission of an incident report under condition A41; c) the submission of an Independent Audit under condition C42; d) the approval of any modification of the conditions of this consent; or	Interview with auditees 11/09/2026 Letter from Aspect to DPHI, 16/04/2026 re. A45 notification of review of CEMP and sub-plans Letter from Aspect to McKenzie Group, 16/04/2026 re. A45 notification of review of CEMP and sub-plans	No Compliance Reports were required during the audit period. There were no notifiable incidents or modifications or non-compliances or direction from the DPHI during the audit period with regard to MPW3. Letter from Aspect to DPHI and McKenzie Group on 16/04/2026, A45 notification of review of CEMP and sub-plans as a result of IA9. No changes or updates required on the plans during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out			
A46	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Interview with auditees 11/09/2026	No requirements to improve the environmental performance of the development were required during the audit period, outside of the updates on the CEMP and sub-plans mentioned on conditions A45.	Not Triggered
Compliance Reporting				
A47	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A48	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A49	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A50	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during the construction phase as per the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter Aspect to DPE, 16/11/2021 DPE post approval portal lodgement, 16/11/2021	On 16 November 2021 SIMTA (Logos) notified the commencement of construction on 16/11/21, with physical commencement occurring on 19/11/21	Compliant
Certified Drawings				
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	There are no structures under MPW3. Civil drawings were prepared, and the Certifier verified compliance though issue of the Construction Certificate. Nite: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No change for the current audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Protection of Public Infrastructure				
B3	Prior to the commencement of construction, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council	Interview with auditees and site inspection 11/09/2026 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	There are no third-party services affected by MPW3 work.	Not Triggered
Pre-Construction Dilapidation Report				
B4	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Interview with auditees and site inspection 11/09/2026 Email from Tactical to Liverpool Council, 26/03/2020 Letter Mckenzie Group to Tactical, 25/03/2021 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	There are no third-party interfaces for MPW3. All external interfaces are associated with MPW2. The dilapidation report was submitted to Council and the Certifier in accordance with SSD 7709 in March 2020 for MPW2.	Not Triggered
Community Consultative Committee				
B5	Prior to 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 and for at least six months following the completion of construction.	Interview with auditees and site inspection 11/09/2026 Community Communication Strategy Moorebank Precinct West Stage 2 and Stage 3, 29/06/21 – updated 18/11/2024 Rev. K MIP Complaints Register current to 06/09/2026 Community Consultative Committee - Terms of Reference, Version 3 (Final), 11/03/2026 Summary of Feedback on Draft CCC Terms of Reference – 3/02/2026 Community Consultative Committee Meeting Minutes for 29/05/2026 (No.33) and 08/09/2026 (No. 34)	The approved MPW3 Community Communication Strategy includes details for the Community Consultative Committee (CCC). The Strategy was approved by the DPHI on 07/09/2021, last update was on 18/11/2024. Approved by DPHI on The CCC was established in 2018 and continues to be for MPW3 development. CCC meetings have been conducted and recorded, meetings were carried out on 03/03/2026, 02/06/2026 and 08/09/2026. Overhaul of the CCC has occurred as the SSD's predate the ToR. The CCC has been lifted to meet the ToR standards (re: agenda's, minutes, timeframes of addressing actions). This has been received well by the CCC members. The final version of the CCC ToR is dated 03/02/2026, Rev.3 According to the auditees some complaints were recorded regarding dust. Auditees of the view that controls were in place and limited construction proceeding. Notwithstanding this, polymer was applied to all static areas.	Compliant
B6	The CCC may request that the information or documents referenced in condition A37 (including but not limited to any plan, strategy or program in relation to incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing) is to be presented to the CCC by the Applicant.	Interview with auditees 11/09/2026 https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/	Specifically, for MPW3 the CCC has not requested any data. A summary of dust monitoring records across the precinct was provided to the CCC. In the last CCC meeting on 08/09/2026, minutes were sighted indicating that an air quality information session was held on 19/08/2026. Presentation slides were subsequently distributed to CCC members. CCC Members noted the session	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Community Consultative Committee - Terms of Reference, Version 3 (Final), 11/03/2026 Community Consultative Committee Meeting Minutes for 03/03/2026 (No.32), 02/06/26 (No.33) and 08/09/2026 (No. 34) Information session to CCC 19/08/2026	was useful and provided an opportunity to ask more detailed questions regarding air quality monitoring and reporting.	
B7	The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the MPW Stage 3 development and to satisfy condition B5. Notes: • The CCC is an advisory committee only. • In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.	Interview with auditees 11/09/2026 https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/ Summary of Feedback on Draft CCC Terms of Reference – 3/02/2026 Community Consultative Committee - Terms of Reference, Version 3 (Final), 11/03/2026 Community Communication Strategy Moorebank Precinct West Stage 2 and Stage 3, 29/06/21 – updated 18/11/2024 Rev. K Community Consultative Committee Meeting Minutes for 03/03/2026 (No.32), 02/06/26 (No.33) and 08/09/2026 (No. 34)	The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/2021, last update was on 18/11/2024. Approved by DPHI on The CCC was established in 2018 and continues for the development of MPW3. CCC meetings have been conducted and recorded, meetings were carried out on 03/03/2026, 02/06/2026 and 08/09/2026. Overhaul of the CCC has occurred as the SSD's predate the ToR. The CCC has been lifted to meet the ToR standards (re: agenda's, minutes, timeframes of addressing actions). This has been received well by the CCC members. The final version of the CCC ToR is 03/02/2026 Rev.3	Compliant
Community Communication Strategy				
B8	No later than two weeks before the commencement of construction, or within another timeframe agreed with the Planning Secretary, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: e) through which the community can discuss or provide feedback to the Applicant; f) through which the Applicant will respond to enquiries or feedback from the community; and	Community Communication Strategy Moorebank Precinct West Stage 2 and Stage 3, 29/06/21 – updated 18/11/2024 Rev. K Letter DPE to SIMTA, 07/09/2021 https://moorebankintermodalprecinct.com.au/community/newsletters-minutes/ MIP Complaints Register current to 06/09/2026 CCC meetings minutes and presentation, 02/06/2026 Community Consultative Committee Meeting Minutes for 03/03/2026 (No.32), 02/06/26 (No.33) and 08/09/2026 (No. 34)	The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/21. The CCS sets out how each requirement of this condition (and other community management related requirements) has been addressed. The CCS covers both MPW2 and MPW3. CCS was updated on the 18/11/2024 reflect MOD-3 (SSD 7709). The CCC was established in 2018 and continues for the development of MPW3. CCC meetings have been conducted, sighted records for 02/06/2026 including meeting minutes and presentation and meetings minutes for 03/03/2026 and 08/09/2026. The evidence indicates that the CCS is being implemented. Notifications on project works are being issued to stakeholders, complaints are being recorded and addressed and the CCC is continuing its functions. The community complaints number is on the project website. The auditee noted that none of the complaints recorded during the audit period relate to the MPW3 activities.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	g) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. h) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage, flood emergency warning, stormwater impacts on watercourses and lighting.			
B9	The Planning Secretary may consider a request to expand an existing MPW Community Communication Strategy to cover the MPW Stage 3 development and to satisfy condition B8.	Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/2021, Rev. J – updated 18/11/2024 Rev. K Letter DPHI to Aspect, revised CCS 16/12/24 SSD-10431-PA-81	The approved MPW3 Community Communication Strategy sets out that the Community Consultative Committee (CCC) would be expanded to include MPW3. The Strategy was approved by the DPHI on 07/09/2021. The strategy sets out how each requirement of this condition (and other community management related requirements) has been addressed. The Strategy covers both MPW2 and MPW3. The Strategy was updated on the 18/11/2024 Rev. K. The Strategy was approved by the Department.	Compliant
Environmental Representative				
B10	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	Letter DPHI to Aspect, 27/10/2020.	On 27/10/20[redacted] was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant
B11	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	Letter DPHI to Aspect, 27/10/2020.	On 27/10/20[redacted] was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant
B12	For the duration of the works until 6 months after the completion of construction, or as agreed with the Planning Secretary, the approved ER must: a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development; b) consider and inform the Planning Secretary on matters specified in the terms of this consent; c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; d) review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: e) 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 f) make a written submission 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);	Interview with auditees 11/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026 ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026	The ER performed a regular site inspection and reports for the Project. Inspection Reports, Monthly Reports and submission of reports to the Department on a regular basis demonstrate that the ER is fulfilling its duties under this condition. ER has made observations to the site but no recommendations to the CEMP and sub-plans. Inspection records were presented from Feb-Jul 2026. ER monthly reports were presented from March to July 2026. The Auditor is not aware of the DPHI raising any requests regarding audits or complaints. No updates on the CEMP and sub-plans during the audit period. No RfMA required for MPW3. From the ER inspection conducted on 20/08/26, the following items: #13, #16, #17, #21, #29, #30, #31, figure 108, #32, 33, #34, #35, #36, figure 53, Table 2, #2 were related to MPW3. Some observations have been closed, others still ongoing.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	g) regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent; h) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not Independent Audits required under condition C44 of this consent; i) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; j) consider any minor amendments to be made to the CEMP or CEMP sub-plans that require updating, or amendments of an administrative nature, and are consistent with the conditions of this consent and the most recent version of the CEMP or CEMP sub-plan approved by the Planning Secretary, and if satisfied that such an amendment is necessary, approve the minor amendment; and k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department's Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.	– 1/06/2026-30/06/2026, 03/07/2026 Submission of monthly report (Feb, Mar, Apr, May and Jun 2026), emails from DPHI Post approval document received – MPW S3 ER Monthly Reports		
B13	The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in condition B12 (including preparation of the ER monthly report), as well as: a) the complaints register (to be provided on a monthly basis); and b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject works).	ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026 – 1/06/2026-30/06/2026, 03/07/2026 Email from ESR to DPHI and ER, re: fortnightly complaints sighted for: – 22/04/2026 (07/04/26-21/04/26) – 15/07/2026 (30/06/26-14/07/26) – 28/07/2026 (14/07/26-28/07/26) – 11/08/2026 (28/07/26-11/08/26) – 25/08/2026 (11/08/26-25/08/26)	ER monthly reports were presented from February to June 2026. The ER Monthly Report relies on receipt of the fortnightly complaints report. No issues observed. No complaints were related to MPW3 for the audited period. Accordance Assessment (AA) were completed under MPW2. Nothing under MPW3.	Compliant
B14	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A37. The Applicant must: a) facilitate and assist the Planning Secretary in any such audit; and b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.	Interview with auditees 11/09/2026	The Project team are not aware of any audit being commissioned under this condition.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Outdoor Lighting				
B15	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Email J Wyndham Prince to Mckenzie Group, 06/09/2021 Construction Certificate No. 190359/06, Mckenzie Group 28/10/202021	Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate. No Construction Certificate was issued during this audit period. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No change for the current audit period.	Compliant
Environmental Management Plan Requirements				
B16	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Notes: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021 Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP) Letter from Pitt & Sherry, 26/11/2024 re. CEMP and sub-plans ER endorsement	The CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared in accordance with the relevant conditions and the Departments EMP Guideline. The plans set out how each condition and other relevant requirement has been addressed. The CEMP, CTAMP and CNVMP were updated and received approval from DPHI on the 21/01/2025. The plans were updated to reflect the SSD 7709 (MPW S2) Modification 3 approval, minor administrative changes and RfMAs approved by the ER. Sighted letter from ER on the 26/11/2024 with endorsement for the CEMP and sub-plans. No updates to the CEMP and sub-plans during the audit period.	Compliant
Construction Environmental Management Plan				
B17	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for approval. The CEMP must include, but not be limited to, the following: c) Details of: i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood;	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration	CEMP includes the information as required by this condition and was prepared and approved prior to the current audit period. Refer to earlier audit reports for details on assessment of the content of the document.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; vii. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8; d) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; e) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; f) mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts; g) sustainability measures and practices to be implemented during the construction process; h) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; i) information regarding the recycling and disposal locations; j) confirmation of the contamination status of the development areas of the site based on the validation results; k) Construction Traffic and Access Management Sub-Plan (see condition B20); l) Construction Noise and Vibration Management Sub-Plan (see condition B21); m) Construction Soil and Water Management Sub-Plan (see condition B22); and n) Flood Emergency Response Sub-Plan (see condition B23).	Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP) Letter DPHI to Aspect, 21/1/2025 approval of revised CEMP and two sub-plans above (SSD-10431-PA-82) Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021		
B18	The Applicant must not commence construction of the development until the CEMP is approved by the Planning Secretary.	Letter from DPHI to Aspect, 8/3/2024 approval of CEMP	Approval of the CEMP and sub-plans was provided by the DPHI 08/03/2024. The latest updates on the CEMP, CTAMP and CNVMP was approved by the DPHI on the 21/01/2025. No further updates during the audit period.	Compliant
B19	The Applicant may elect to prepare the CEMP (and relevant sub-plans) required under condition B17 as a standalone document, or as updated versions of CEMP documents already approved by the Planning Secretary as part of the MPW Stage 2 (SSD 7709) consent. In the event the Applicant elects to prepare the CEMP (or sub-plan) as an updated version of an existing approved document, the Applicant must clearly identify how the document has been updated to satisfy the conditions of this consent, as well as how it continues to satisfy the conditions of the consent under which it was originally approved, and seek the Planning Secretary's approval of the updated CEMP (or sub-plan) under both condition B17 and that other consent.	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Letter from DPHI to Aspect, 21/1/2025 approval of revised CEMP	Approval of the CEMP and sub-plans was provided by the DPHI on 13/08/2025.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B20	The Construction Traffic and Access Management Sub-Plan (CTAMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of concurrent construction and/or operation traffic to and from the combined MPW site and the MPE site, and potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail access and parking arrangements; e) include a Heavy Vehicle Route Plan detailing: i. origin of imported fill; ii. destination of spoil iii. heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with conditions of this consent; and iv. management system for oversized vehicles. f) detail procedures for notifying residents and the community of any potential traffic disruptions.	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024 Letter DPHI to Aspect, 21/01/2025 approval of revised CTAMP (SSD-10431-PA-82)	The CTAMP Rev. G and prepared by National Intermodal in consultation with Council and TfNSW. The CTAMP addresses requirements a) – f). Changes on the Plan was a result of MOD-3 and West 2, RfMA and other minor admin changes. A letter from DPHI to Aspect dated 21/01/2025 was presented showing the approval of updated CTAMP. No updates to CTAMP during the audit period.	Compliant
B21	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the Community Consultative Committee (CCC) for managing high noise generating works; e) identify work areas, site compounds and internal access routes; f) identify the type and number of plant and equipment expected on site at the same time; g) include a complaints management system that would be implemented for the duration of the construction; h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B17; i) an Out-of-hours Work Protocol for the assessment, management and approval of works associated with the importation and placement of fill,	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) Letter DPHI to Aspect, 21/01/2025 approval of revised CEMP and two sub-plans above (SSD-10431-PA-82)	The CNVMSP was prepared by Renzo Tonin. The CNVMSP addresses requirements a) – i). A letter from DPHI to Aspect, dated 21/01/2025 was presented showing approval of updated CNVMP. Changes on the Plan was a result of MOD-3 and West 2, RfMA and other minor admin changes. A letter from DPHI to Aspect dated 21/01/2025 was presented showing the approval of updated CTAMP. No updates to the CNVMP during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	outside of the hours identified in condition C3. The Out-of-hours Work Protocol must: i. provide evidence of how feedback from the CCC has been incorporated to develop the Out-of-hours Work Protocol; ii. specify what works are proposed out-of-hours; iii. provide details and clear justification for why the works must be done out-of-hours (reasons other than convenience must be provided); iv. detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria; v. provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments; and vi. (vi) include proposed notification arrangements.			
B22	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: a) be prepared by a suitably qualified expert, b) detail measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book' and the relevant requirements of the conditions of this consent; d) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the site); e) detail all off-site flows from the site; and f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.	Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev.18, 30/11/2021 (the CSWMP). Letter DPHI to Aspect, 18/03/2022 approval of CEMP, CSWMSP	The CSWMP was prepared by a suitably qualified person. The CSWMP addresses requirements a) – f). The CSWMP was approved by the DPHI on 18/03/2022. No update was made to CSWMP for MPW3 during the audit period.	Compliant
B23	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced person(s); b) address the provisions of the Floodplain Risk Management Guidelines (EESG); c) include details of: i. the flood emergency responses for construction phases of the development; ii. predicted flood levels; iii. flood warning time and flood notification;	Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP) Letter DPHI to Aspect, 21/01/2025 approval of CEMP and sub-plans Letter from Pitt & Sherry, 26/11/2024 re. CEMP and sub-plans ER endorsement	The ERP includes FERSP and was prepared by a suitably qualified person. The FERSP addresses requirements a) – c). The FERSP was approved by the DPHI on 07/09/2021, revised on 07/09/2022 and approved by the DPHI on the 21/11/2023. The Emergency Response Plan (encompassing the FERSP) noted under Section 2.7 that the ERP is valid for a maximum of five years from the date of preparation (29/06/2021). The Plan was updated during the audit period - Rev. K, 18/11/2024. Sighted letter from ER dated 26/11/2024 with CEMP and sub-plans endorsement. No updates to the FERSP during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	iv. assembly points and evacuation routes; (v) evacuation and refuge protocols; and v. awareness training for employees and contractors, and users/visitors			
B24	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024 Letter from DPHI to Aspect 21/01/2025 re: approval of updated CTAMP SSD-10431-PA-82	The Driver Code of Conduct is presented in Appendix C of the CTAMP. It addresses requirements a) – d) of this condition. The Driver Code of Conduct has been updated as part of a recent update in the CTAMP. CTAMP was last updated in 2024, but the DCC remains the same. No further updates during the audit period.	Compliant
Unexpected Contamination Procedure				
B25	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Interview with auditees 11/09/2026 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Letter DPE to Qube, 07/09/2021 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) ER endorsement letter – MPW3 RFMA 001 Post Audit CEMP Update – SSD 10431 dated 3 May 2022 updating the Unexpected Finds Protocol (Appendix D)	The Unexpected Finds Protocol is presented within Appendix D of the CEMP. No unexpected findings to date.	Compliant
PFAS Contamination				
B26	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable and notify the CCC to discuss requirements for community consultation and the management of identified risks.	Interview with auditees 11/09/2026 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Moorebank Precinct West - Per & Poly-Fluoroalkyl Substances (PFAS) Management Plan – Construction, CARAS, 07/12/2020 Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/2020	There has been no change to the PFAS to that reported in the MPW PFAS Management Plan. That document does not identify any unacceptable off-site risk. Included in Appendix D of the CEMP. No unexpected finds	Not Triggered
B27	Prior to the commencement of construction, the Applicant must describe to the EPA the measures that must be implemented to ensure that the long-term risk of increased PFAS contamination as a result of tree root penetration is minimised. These measures to reflect those in the LTEMP and any update to the LTEMP (in relation to landscape planting and maintenance), as referred to at conditions C39 and C40.	Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/2020	Present in Appendix D of the LTEMP. The LTEMP was submitted to the EPA on 24/11/20. The Project team is not aware of any response from the EPA on the document.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Email Tactical to the EPA, 24/11/2020		
Construction Parking				
B28	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site inspection 11/09/2026 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024 Letter from DPHI to Aspect 21/01/2025 re: approval of updated CTAMP SSD-10431-PA-82 Complaints register current to 01/08/2025	Parking facilities are available on the southwest corner of the site. Location is shown and described in the CTAMP. No off-site parking observed for MPW3 works. No complaints received regarding this requirement.	Compliant
Soil and Water				
B29	Prior to the commencement of construction, the Applicant must describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021 Letter DPHI to Qube 12/11/2021 (approval MPW3 CSWMP) Letter DPHI to Qube, 07/09/2021 (approval of MPW3 CEMP, CCS, CERP (including FERSP))	Stormwater and flood flows are addressed in the CSWMP and FERSP. Both were approved by the DPHI in late 2021. There have been no floods on MPW3 to date (not above 1% Annual Exceedance Probability (AEP). Refer C19 with respect to soil and water management on site. No updates to the CSWMP during the audit period.	Compliant
B30	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils	Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021 Letter DPHI to Qube 12/11/2021 (approval MPW3 CSWMP) Acid Sulfate Soil Management Plan Moorebank Precinct West Site, EP Risk, 30/01/20	As noted in the approved CSWMP, ASS management is set out in MPW precinct wide Acid Sulfate Soil Management Plan which was prepared prior to construction on MPW3. The controls for managing ASS were established under MPW2 and continue to be applied for MPW3. The site has been bought to level and there has not been excavation that would encounter ASS.	Compliant
Flood Management				
B31	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: a) flood warning and notification procedures for construction workers on site; b) evacuation and refuge protocols; and c) the Flood Emergency Response Sub-Plan required under condition B23.	Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. K, 18/11/2024 (the ERP, incorporating the FERSP) Letter from Pitt & Sherry, 26/11/2024 re. CEMP and sub-plans ER endorsement	The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols. No updates to the CEMP during the audit period.	Compliant
Roadworks and Access				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B32	The Applicant must ensure that access points to the site are as approved under MPW Stage 2 (SSD 7709).	Site inspection 11/09/2026 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024	Approved Access is through via Anzac and Moorebank Ave into Bushmaster.	Compliant
B33	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Email from J Wyndham Prince to Mckenzie Group, 21/09/2021 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Construction Access arrangements				
B34	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1-2004, AS 2890.6-2009 and AS 2890.2-2002 for heavy vehicle usage; b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, is in accordance with the latest version of AS 2890.2; c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; d) all vehicles are wholly contained on site before being required to stop; e) all vehicles must enter and leave the site in a forward direction; f) all loading and unloading of materials are carried out on-site; g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and h) heavy vehicles used for haulage of imported fill must not use Cambridge Avenue during construction and operation of the development	Interview with auditees and site inspection 11/09/2026 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. Q, 18/11/2024 Letter from DPHI to Aspect 21/01/2025 re: approval of updated CTAMP SSD-10431-PA-82	These matters are covered in the CTAMP. During site inspection the following were observed: • internal roads, driveways and parking associated with the Development are maintained. • the swept path of the longest construction vehicle entering and exiting the site was followed → This applies to the CDC only. • heavy vehicles were not parked on local roads and bins were placed accordingly • all vehicles were contained on site before being required to stop • all vehicles that were entering and leaving the site were in forward direction No updates to the CTAMP during the audit period.	Compliant
Temporary Construction Works Compound Area				
B35	Prior to the commencement of construction, the Applicant must submit revised Construction Layout Drawings to the Planning Secretary for approval. The revised Construction Layout Drawings must show the final layout of key elements of the Temporary Construction Works Compound Area at Appendix 1 and demonstrate the siting of the: a) main construction, operation and maintenance compound, including staff amenities, offices and training rooms, staff kitchen and café facilities (approximately 20,000m2);	Interview with auditees and site inspection 11/09/2026 Lodgement to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site.	The evidence sighted and reviewed satisfies the condition. Lodgement to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site. There was a materials stockpile area only, but that has now been removed in readiness for warehouse construction.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	b) hardstand, laydown and materials stockpile areas (approximately 20,000m2 and 25,000m2); c) materials storage area and car parking (approximately 20,000m2); and d) provision for a permanent access road and temporary loop road.	Submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped.	There was a material stockpile area in MPW3 under B35b, which was capped and material has been removed and covered with sandstone ready for warehouse construction. Also attached, submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped. No updates on this during the audit period.	
PART C - DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s): a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Site inspection 11/09/2026	MPW3 site is internal to the MPW site. The precinct site notices have been erected along Moorebank Avenue and at the gate on Bushmaster Road. .	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Interview with auditees and site inspection 11/09/2026 RCC Plant and Equipment: – Dump Truck, TA6S – Terex, induction 25/03/26 – Dump Truck, DS70 - Davino, induction 12/01/26 – Excavator SK380XDLC-10 Kobelco, induction 24/06/26, last service 04/06/26	RCC manages plant onboarding and maintenance through Hammertech system. The plant is checked prior (service history, risk assessment, operators' manual, logbooks, area/task check, environmental considerations, operator VOC). The system requires pre-start checks every shift. Sighted records for the following plant and equipment: – Dump Truck, TA6S – Terex: Attcall Civil Contractors Pty Ltd, induction 25/03/26, registration number ATP129, Service records indicate last service completed at 4500 hrs on 31/01/2026, next service 16/09/2026. Operator's Manual and Risk Assessment (ATP129); Operator declaration signed by Yusuf Dernaika (25/03/2026), final review approved by Elias Abou-Mrad. – Davino Dump Truck (DS70 – DD18): Attcall Civil Contractors Pty Ltd / Allcott Hire Completed equipment induction ID Ref #246, Inspection Status Passed, inducted 12/01/2026 and approved 2/03/2026; Service records indicate last service completed at 1445 hrs on 12/12/2025. Operator's Manual (Davino DS70), and Service History Logbook (DD18) provided; Routine maintenance, risk assessment, and operator verification completed in accordance with RCC requirements; Operator	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			declaration signed by Yusuf Dernaika (12/01/2026), final review approved by Leigh Macdonald. – Kobelco Excavator SK380XDLC-10: Attcall Civil Contractors Pty Ltd, Equipment Induction approved 24/06/2026; Inspection status: Passed on site; Last service completed at 3500hrs on 04/06/2026, Service records, plant risk assessment and operator manual provided and verified by RCC; Induction completed 24/06/26, approved by Yusuf Dernaika.	
Construction Hours				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. c) No work may be carried out on Sundays or public holidays.	Interview with auditees and site inspection 11/09/2026 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)	Construction hours are communicated to the workforce through Project inductions; they are also included in the CNVMP. According to the auditees no OOHW occurred during the audit period. The ER has not identified any contraventions of the approved hours within its Monthly Reports.	Compliant
C4	Construction activities may be undertaken outside of the hours in condition C3 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or e) where they are undertaken in accordance with an Out-of-Hours Work Protocol under condition B21(i).	Interview with auditees and site inspection 11/09/2026 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) RCC Induction presentation 06/2026	Construction hours are communicated to the workforce through Project inductions; they are also included in the CNVMP. According to the auditees no OOHW occurred during the audit period. The ER has not identified any contraventions of the approved hours within its Monthly Reports.	Not Triggered
C5	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditees and site inspection 11/09/2026 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) RCC Induction presentation 06/2026	Construction hours are communicated to the workforce through Project inductions; they are also included in the CNVMP. According to the auditees no OOHW occurred during the audit period. The ER has not identified any contraventions of the approved hours within its Monthly Reports.	Not Triggered
C6	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday;	Interview with auditees and site inspection 11/09/2026	The works required on MPW3 during the audit period did not involve high noise activities. The restricted hours are included in the CNVMP. Some rock breaking happened but this was managed during construction working hours.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.			
Implementation of Management Plans				
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Interview with auditees and site inspection 11/09/2026 ESR CEMP (combined for MPW2 and MPW3), Revision U, 18/11/2024 RCC Induction presentation 06/2026 RCC Construction Environment Management Plan (CEMP), Revision 1, 14/02/2025 (re. SSD-5066) RCC ESR Kmart PESCP Rev.1, dated 27/03/202 RCC Environmental Inspection records (1346 Kmart ESR MPW DC) as follows: – Inspection date 25/05/26 pre-rain event, signed by WHSE advisor – Inspection date 09/03/26 post-rain event, signed by WHSE Advisor RCC ITD Noxious Weed spraying as follows: – 27/02/26 – 30/04/26 Water Discharge Permit as follows: – 27/03/26 – 03/04/26, Attcall Civil Contractor – 05/06/26 – 12/06/26, Attcall Civil Contractor RCC Toolbox Meeting records (1346 Kmart ESR MPW DC) on 17/07/26	Implementation of mitigation measures are verified during the site inspections. Regular site inspection by the ER and the contractor (RCC) were conducted to confirm implementation of the CEMP and subplans. Refer to Appendix E for photos taken during site inspection noting the controls implemented onsite. RCC Induction presentation dated 06/2026, includes topics such as: site access, hours, site rules, emergency plan, spill procedure, PPE, plant operation, exclusions zones, unexpected finds protocols, SSD9 10431 mentioned, hazardous good, etc. RCC inspections are recorded in Hammertech, sighted for March, May and June 2026. The systems track observations raised, the number open and closed. The timeframe by which the observation needs to be closed. Sighted RCC Environmental Inspection records (1346 Kmart ESR MPW DC) as follows: – Inspection date 25/05/2026 pre-rain event, signed by WHSE advisor, one positive and one observation raised re. slit fence. Closed 2/6/26. One observation9 for Cul de Sac – RCC has undertaken ITD noxious weed spraying on the Moorebank site on 27/02/2026 and 30/04/2026. RCC conducted a toolbox meeting on 17/07/26 covering 1346 Kmart and ESRT MPW DC RCC indicated that a hard copy of the PMP is kept on site. This Plan makes references to the ESR CEMP and sub-plans. The auditee indicated that the ESR CEMP was provided as part of the contract documentation during the tendering phase. RCC PESCP Rev.1, dated 27/03/2026 was sighted showing erosion and sediment controls implemented on site. RCC presented a Construction Environment Management Plan (CEMP), Revision 1, 14/02/2025; however, this plan was developed to satisfy SSD-5066 conditions of consent and does not include any requirements from SSD-10431. The previous observation regarding material tracking from the RCC site (spanning CDC and MPW3) on to Bushmaster Road was closed. A streetsweeper is used regularly and was sighted during the site audit inspection on 11/09/2026. There was no material tracking extending out to Moorebank Avenue. RCC: ERSED PESCP, Rubicon, 05/02/2026: RCC have a CPESC conduct inspections and develop progressive plans. The latest plan recommends fencing to be stalled on the southern and eastern boundaries (yet to be installed). Sighted water discharge permits. Two Water Discharge Permits were presented from Attcall Civil Contractor: RCC4 27/03/26 – 03/04/26 and RCC4 05/06/26 – 12/06/26, both within the limits so water was discharged to the discharge point 10, and the other one to OSD No.8. Permits applied to the designated discharge point in accordance with site water management requirements. Pre-discharge monitoring undertaken, including pH and turbidity testing, prior to permit approval	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			and sign-off. Results verified as compliant with applicable criteria before discharge authorised. **Observation: The review of RCC Construction Environmental Management Plan (CEMP), Revision 1, dated 14 February 2025, determined that the plan was prepared to fulfill the conditions of consent for SSD-5066. However, the CEMP does not reference the ESR CEMP combined for MPW2 and MPW3 (Revision U, dated 18 November 2024) nor does it identify the requirements of SSD-10431. As a result, it is undetermined what CEMP applies to the works being undertaking at MPW3 by RCC and it was not possible to verify that the Applicant has been implementing the construction of the development in accordance with the most recent version of the ESR CEMP.** **Recommendation: RCC to prepare and implement a CEMP that references ESR CEMP for MPW3 SSD-10431 requirements so it can be verified how the applicable conditions of consent are addressed for the works being undertaking at MPW3 by RCC.**	
No Obstruction of Public Way				
C8	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Interview with auditees and site inspection 11/09/2026	During the site inspection, no obstructions were observed. There is no public access on the western side of Moorebank Ave along the entire length of the MPW3 site. Access to MPW3 site via Anzac and Moorebank Ave.	Compliant
Construction Noise Limits				
C9	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Sub-Plan.	Interview with auditees and site inspection 11/09/2026 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 13/12/2023 Rev. 17 (the CNVMP) Letter DPHI to Aspect, 9/5/24 re: approval of updated CNVMP MIP Complaints Register current to 06/09/2026	Works carried out during the audit period included small hydraulic hammer on excavator knocking out asphalt which are not considered noisy works. As set out in section 4.4 of the CNVMP there are no activities by which it will exceed the NMLs. Management of environmental controls on MPW3 south is done as part of ESR Operational Contractors. If issues are identified during the ER inspection, Aspect will inform ESR for their action. No complaints received for MPW3 during the audit period.	Compliant
C10	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	Interview with auditees and site inspection 11/09/2026 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) Letter from DPHI to Aspect, 21/01/2025 approval of revised CNVMP MIP Complaints Register current to 06/09/2026	No OOHW was planned during the audit period on MPW3. As set out in section 4.4 of the CNVMP there are no activities by which it will exceed the NMLs. No complaints received for MPW3 during the audit period. It was noted that operation vehicles are 24/7 for the warehouses that are currently in operations.	Compliant
C11	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to minimise noise impacts on surrounding noise sensitive receivers.	Interview with auditees and site inspection 11/09/2026	The CNVMP includes detail on the need for non-tonal reversing alarms. No complaints received for MPW3 during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) Letter from DPHI to Aspect, 21/01/2025 approval of revised CNVMP MIP Complaints Register current to 06/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026	The previous observation raised regarding the implementation of 'quackers' where practicable, remains open. RCC presented an inspection form completed on 24 June 2026 including the following statement: *Confirm that the plant and/or equipment provided for use on this project are and will be serviced and maintained in accordance with the manufacture's specifications. Further confirm that persons provided to operate this plant and/or equipment are holders of the current verification of competencies (VOC) and/or High Risk licensed for that plant and/or equipment.* This above statement is included in all the inspection checklists within the Hammertech system. During the site audit on 11/09/2026, RCC did not provide evidence confirming that 'quackers' are fitted to plant and equipment on site. Additionally, RCC did not provide evidence of a review concluding that the use of 'quackers' may compromise the safety of construction staff or members of the public. Therefore, in the absence of either evidence compliance with this requirement could not be verified, and the finding will remain open.	
Vibration Criteria				
C12	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).	Interview with auditees and site inspection 11/09/2026	There are no residential buildings in proximity to the site. MPW3 is internal to the site.	Not Triggered
C13	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C12	Interview with auditees and site inspection 11/09/2026	MPW3 is internal to the site. There are no residential buildings in proximity to the site. Vibratory compactors were not used closer than 30 metres from residential buildings. No impacts to the Warehouses that are currently in operations.	Not Triggered
C14	The limits in conditions C12 and C13 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B17 of this consent.	Interview with auditees and site inspection 11/09/2026 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)	Section 5.1.3 of the CNVMP includes details on the management of vibration in the event safe working distances cannot be achieved. There are no buildings proximal to the safe working distances for MPW3.	Not Triggered
Air Quality				
C15	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Interview with auditees and site inspection 11/09/2026 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP)	Low dust generating activities for the past 6 months on MPW3. Water Cart was available and used on site for dust suppression. Non active work areas have been sprayed with polymer and water carts are used regularly. The site has achieved the C-factor of 0.05. Stockpiles on site have been benched. Exposed and static areas were polymered.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		MIP Complaints Register current to 06/09/2026 Dust Deposition Summary reports from SERS for: – 16/01/2026-09/02/26, report date: 25/02/2026 – 09/02/26-06/03/26, report date: 23/03/2026 – 19/04/26-11/05/2026, report date: 21/05/2026 – 11/05/2026-15/06/2026, report date: 30/06/2026 – 15/06/2026 – 13/07/2026, report date: 29/07/2026 Dust Monitoring Summary Report by SERS to Knight Frank for: – 09/02/26-15/02/26, report date: 17/02/26 – 16/02/26-22/02/26, report date: 23/02/26 – 23/02/26-01/03/26, report date: 02/03/26 – 16/03/26-02/03/26, report date: 23/03/26 – 23/03/26-29/03/26, report date: 30/03/26 – 30/03/26-05/04/26, report date: 07/04/26 – 06/04/26-12/04/26, report date: 17/04/26 – 13/04/26-19/04/26, report date: 21/04/26 – 20/04/26-26/04/26, report date: 28/04/26 – 04/05/26-10/05/26, report date: 11/05/26 – 11/05/26-17/05/26, report date: 18/05/26 Monitoring Reports from SERS for Knight Frank for: – 18/05/26-25/05/26, report date: 26/05/26 – 25/05/26-01/06/26, report date: 31/05/26 – 01/06/26-08/06/26, report date: 08/06/26	**Previous Observation:** Complaints regarding dust were received during the audit period. Dust deposition gauge (DDG) results, measured at boundary locations (rather than sensitive receivers) indicate exceedances, with one recorded between 03/11/2025 and 08/12/2025, and two further exceedances between 08/12/2025 and 16/01/2026. The works conducted on MPW3 during the audit period were minimal and the Auditor raised this finding in the context of works being conducted across the entire MIP site (including significant ground disturbance works occurring on the MAUW) and non-Project sources. While exceedances and complaints were noted, there is no clear evidence of a failure to implement reasonable and feasible dust mitigation measures during the audit period on MPW3. Inspection records indicate that controls were largely in place. **IA10 dust assessment:** Dust deposition gauge results from ALS were presented from February to July 2026. Majority of reports indicated that dust deposition results for the monitoring period remained within the applicable NSW EPA deposited dust assessment criterion. However, the following remarks were made in May and June reports: • May 2026 report indicates that overall, the existing dust suppression and site management controls appear generally effective across the site. However, additional targeted controls within the MPW area are recommended to further minimise localised dust generation and reduce the likelihood of future exceedances.' • June 2026 report shows that the most notable reductions were observed at MPW3, which decreased from 3.3 to 1.3 g/m²/month. Additionally, February 2026 (which is outside of the audit period) results showed a marked escalation in dust deposition. Exceedances of the 4 g/m²/month insoluble solids criterion were recorded at MPW3 with a peak of 16 g/m²/month (insoluble solids), with 13 g/m²/month (ash). The exceedances where both insoluble solids and ash content increased substantially compared to the previous period. This indicates a localised elevation in dust deposition at the specific monitoring location, suggesting the influence of nearby site conditions and/or activities during the reporting period. The applicant presented regular consultation records between Aspect and RCC in the form of e-mail, Aconex, inspection reports and text messages to monitor air quality. It was also noted that there was only one active construction on MPW3 at the time (noting that most of their construction is not MPW3). Monitoring reports from SERS were presented including dust, noise and vibration monitoring results. Samples were sighted for the months of May, June, July and August 2026. Dust monitoring PM10 and PM2.5 showed majority of the results below the limit. However, dust monitoring summary reports for April and May from SERS indicated the following: • April results between 13/04/2026 and 19/04/2026 showed four exceedances over 50 mg/m^3 on PM10 NEPM (24hrs) and seven exceedances over 25 mg/m^3 on PM2.5 NEPM (24hrs). • May results between 04/05/2026 and 10/05/2026 showed one exceedance over 50 mg/m^3 on PM10 NEPM (24hrs) and one exceedance over 25 mg/m^3 on PM2.5 NEPM (24hrs). It was indicated that exceedances for PM2.5 were caused by scheduled hazard reduction burning in the area that had taken place from 01/05 to 05/05. The PM10 monitoring show improvement since the February 2026 exceedance at MPW3, and results since May 2026 are generally compliant. Exceedances in April	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		– 15/06/26-22/06/26, report date: 22/06/26 – 22/06/26-29/06/26, report date: 29/06/26 – 27/07/26-02/08/26, report date: 03/08/26 – 03/08/26-09/08/26, report date: 10/08/26 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026 ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026 – 1/06/2026-30/06/2026, 03/07/2026 Submission of monthly report (Feb, Mar, Apr, May and Jun 2026), emails from DPHI Post approval document received – MPW S3 ER Monthly Reports Aconex email from Aspect to RCC, 22/09/2026 re. DDG reports from Aug-Sep 2026	and May (PM10) were noted, with attribution to external sources only partly evidenced. It was indicated that exceedances were mainly related to removal of vegetation which was far from the site and those results reflect the wind and dust generated in the whole area, not just MPW3. No dust complaints were received for the audit period. Notwithstanding the above, the auditor noted that the MPW3 compound and southern areas have been stabilised with polymer in accordance with the ER inspection reports from April to August 2026; PESC reports identifies that polymered areas are intact. RCC employ water carts in their construction areas including MPW3 areas and the stockpiles are shaped. Furthermore, no issues have been identified regarding dust, indicating that the use of polymer has effectively mitigated the risk of dust erosion, and the contractor has implemented reasonable and feasible measures. Additionally, Aconex correspondence from Aspect to RCC on 22/09/2026 with DDG reports from Aug-Sep 2026 showed measurable dust generation from WH4 construction activities. Part of the corrective actions noted in the email included: toolbox talks, availability of watercart, vehicle speed on haul roads during windy conditions and vehicles tracking on to Bushmaster. The Applicant indicated that MPW3 does not have an air quality management plan requirement, and there are no requirements around PM data. Reports sighted above are inclusive of operational monitoring for MPE1 and MPE2. The requirement under MPW3 is DDG as per C17.	
C16	During construction, the Applicant must ensure that: a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Interview with auditees and site inspection 11/09/2026 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, Rev. 18, 18/11/2024 (the CNVMP) MIP Complaints Register current to 06/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026	ER conducted regular site inspections and provided monthly reports, sighted records from February to August 2026. The site has achieved the C-factor of 0.05. Placement of fill is completed, and C-Factor point met. RCC presented the PESCP Rev.1, dated 27/03/2026 showing erosion and sediment controls implemented on site. a) There are several stockpiles on site. Statis stockpiles were observed to be stabilized, and application of water is identified through inspections and observation. b) and c) Non active work areas have been sprayed with polymer. Construction roads are kept clean, and no mud is tracked to the public roads.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		– 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026 ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026 – 1/06/2026-30/06/2026, 03/07/2026 RCC ESR Kmart PESCP Rev.1, 27/03/2026	d) Street sweeper is used on the internal Road and Moorebank Ave was observed free of dust and mud. Water Carts are available and used on site for dust suppression. Moorebank Avenue is not a public road. e) Exposed and static areas were polymered in December 2025 and no reapplication was required. This appears to be adequate.	
C17	The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development: a) 2 g/m2/month maximum increase in deposited dust level; and b) 4 g/m2/month maximum deposited dust level.	Interview with auditees and site inspection 11/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026 ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026 – 1/06/2026-30/06/2026, 03/07/2026 Dust Deposition Summary reports from SERS for: – 16/01/2026-09/02/26, report date: 25/02/2026 – 09/02/26-06/03/26, report date: 23/03/2026 – 19/04/26-11/05/2026, report date: 21/05/2026 – 11/05/2026-15/06/2026, report date: 30/06/2026 – 15/06/2026 – 13/07/2026, report date: 29/07/2026 Aconex email from Aspect to RCC, 22/09/2026 re. DDG reports from Aug-Sep 2026	**Previous Observation from IA9:** Complaints regarding dust were received during the audit period. Dust deposition gauge (DDG) results, measured at boundary locations (rather than sensitive receivers) indicate exceedances, with one recorded between 03/11/2025 and 08/12/2025, and two further exceedances between 08/12/2025 and 16/01/2026. The works conducted on MPW3 during the audit period were minimal and the Auditor raised this finding in the context of works being conducted across the entire MIP site (including significant ground disturbance works occurring on the MAUW) and non-Project sources. While exceedances and complaints were noted, there is no clear evidence of a failure to implement reasonable and feasible dust mitigation measures during the audit period on MPW3. Inspection records indicate that controls were largely in place. Exposed and static areas were polymered. The ER and CPESC completed surveillance of site activities and made recommendations to re-apply polymer to inactive work areas in 2025. This occurred in December 2025 and appears to be effective. **IA10 dust assessment:** Dust deposition gauge results from ALS were presented from February to July 2026. Majority of reports indicated that dust deposition results for the monitoring period remained within the applicable NSW EPA deposited dust assessment criterion. However, the following remarks were made in May and June reports: • May 2026 report indicates that overall, the existing dust suppression and site management controls appear generally effective across the site. However, additional targeted controls within the MPW area are recommended to further minimise localised dust generation and reduce the likelihood of future exceedances.' • June 2026 report shows that the most notable reductions were observed at MPW3, which decreased from 3.3 to 1.3 g/m²/month. Additionally, February 2026 (which is outside of the audit period) results showed a marked escalation in dust deposition. Exceedances of the 4 g/m²/month insoluble solids criterion were recorded at MPW3 with a peak of 16 g/m²/month (insoluble solids), with 13 g/m²/month (ash). The exceedances where both insoluble solids and ash content increased substantially compared to the previous period. This indicates a localised elevation in dust deposition at the specific monitoring location, suggesting the influence of nearby site conditions and/or activities during the reporting period. The applicant presented regular consultation records between Aspect and RCC in the form of e-mail, Aconex, inspection reports and text messages to monitor air quality. It was also noted that there was only one	Compliant

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			active construction on MPW3 at the time (noting that most of their construction is not MPW3). Notwithstanding the above, the auditor noted that the MPW3 compound and southern areas have been stabilised with polymer in accordance with the ER inspection reports from April to August 2026; PESC reports identifies that polymered areas are intact. RCC employ water carts in their construction areas including MPW3 areas and the stockpiles are shaped. Furthermore, no issues have been identified regarding dust, indicating that the use of polymer has effectively mitigated the risk of dust erosion, and the contractor has implemented reasonable and feasible measures. Additionally, Aconex correspondence from Aspect to RCC on 22/09/2026 with DDG reports from Aug-Sep 2026 showed measurable dust generation from WH4 construction activities. Part of the corrective actions noted in the email included: toolbox talks, availability of watercart, vehicle speed on haul roads during windy conditions and vehicles tracking on to Bushmaster.	
Prevention of Odours				
C18	The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).	Interview with auditees and site inspection 11/09/2026 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, Rev. U 18/11/2024 MIP Complaints Register current to 06/09/2026	The CEMP includes details on the management of air quality (including odours). No odours were noted during the inspection or were observed on site. No complaints regarding this requirement.	Compliant
Soil and Water				
C19	All erosion and sediment control measures must be effectively implemented and maintained at design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Interview with auditees and site inspection 11/09/2026 Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021 RCC Environmental Inspection records (1346 Kmart ESR MPW DC) as follows: – Inspection date 29/10/25 post-rain event, signed by WHSE Advisor – Inspection date 09/03/26 post-rain event, signed by WHSE Advisor – Inspection date 25/05/26 pre-rain event, signed by WHSE advisor ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026	The CSWMP details the controls to be applied to manage soil and water across MPW. The ESCP was prepared which sections out catchments in accordance with C21 below. RCC inspections include checks on soil and water controls, sighted examples on 29/10/25, 09/03/26, 25/05/26 and 09/03/26. ER conducted regular site inspections and provided monthly reports, sighted records from February to July 2026. Inspection reports from the CPESC were performed on the project. CPESC requirement is for MPW2, reports were provided to ascertain performance about ErSed management. OSD Basins are managed as part of MPW2. The site has achieved the C-factor of 0.05. **Note: The April 2026 CPESC Site Inspection Report from ErSed Environmental P/L records the inspection as carried out on 21/04/26, but the report date is listed as 24/03/26. CPESC Inspection Report for April 2026 appears to have an administrative error; suggested report be reissued with the correct date, the inspection date be verified against supporting records, and a document control check be applied to future inspection reports.**	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		– 18/06/2026 – 06/08/2026 – 20/08/2026 CPESC Site Inspection Reports from ErSed Environmental P/L dated: – 02/03/26 (inspection date 24/02/26) – 24/03/26 (inspection date 24/03/26) – **24/03/26 (inspection date 21/04/26)** – 24/05/26 (inspection date 19/05/26) – 29/06/26 (inspection date 16/06/26) – 06/08/26 (inspection date 21/07/26)		
Land Disturbance, Earthworks and Importation of Fill				
C20	The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and c) make these records available to the Certifier, Department or EPA upon request.	Interview with auditees and Site inspection 11/09/2026 ESRKM Material import register - current to 29/06/2026 Douglas Partners Material Test Report for Class 1 DGB as follows: – 13/05/26 – 25/05/26 Boral Material Test Report for Recylced DGB as follows: – 09/04/25 – 06/05/25 ECORR Material Quality Testing Report for Recycled DGB on 11/02/25	There has been import of structural fill or fill to raise the site. RCC have imported special material for construction – primarily DGB. A ESRKM Material import register was presented (current to 29/06/2026) including the relevant certificate. Douglas Partners conducted material tests reports on 13/05/26 and 25/05/26 for Class 1 DGB. Boral conducted material tests report on 09/04/25 and 06/05/25 for Recycled DGB. ECORR conducted material tests report on 11/02/25 for Recycled DGB.	Compliant
C21	Land disturbance and land filling activities across the site must be undertaken: a) in a phased manner, impacting a maximum contiguous area of sixty-five hectares at any one time; and b) with no disturbance (including vegetation clearing) of another area (other than the construction of erosion and sediments control measures and associated drainage for the separation of clean and dirty water) until: c) a C-factor of 0.05 has been achieved on the previous phase; and d) at least 75% of the permanent stabilisation works have been implemented for the previous phase; and e) at least 95% of all the permanent stabilisation works on any other previously disturbed area have been implemented.	Interview with auditees and Site inspection 11/09/2026 CPESC Site Inspection Reports from ErSed Environmental P/L dated: – 02/03/26 (inspection date 24/02/26) – 24/03/26 (inspection date 24/03/26) – **24/03/26 (inspection date 21/04/26**) – 24/05/26 (inspection date 19/05/26) – 29/06/26 (inspection date 16/06/26)	No new areas have been disturbed beyond that disturbed by MPW2. MPW3 has stabilized 100% of the roadway / footpath and perimeter landscaping was constructed or stabilised. One small portion of the internal road to MPW3 is still under construction but this is internal to site and on top of the MPW2 earthworks footprint. The site has achieved the C-factor of 0.05. Polymer was in place. There were no land filling activities during the reporting period. The only contiguous area left is the southern area, which currently has a C-factor of 0.01 (polymered area) and is approximately 15ha.	Not Triggered

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	Note 1: For the purposes of this condition, permanent stabilisation works include established grass cover. Note 2: For the avoidance of doubt, the site incorporates land across Moorebank Precinct West shown in Appendix 1, and subject of either MPW Stage 2 consent or this development.	– 06/08/26 (inspection date 21/07/26)		
C22	Stockpiling of imported fill is not permitted for longer than 6 months before placement.	Interview with auditees and Site inspection 11/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026 ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026 – 1/06/2026-30/06/2026, 03/07/2026	No imported fill stockpiles onsite to be maintained under MPW3. According to the auditees structural fill imported by RCC was placed under the CDC development within 6 months of receipt. No material issues observed by the ER.	Not Triggered
C23	Stockpiles must: a) not exceed 10 m in height; b) be benched over 4 m in height; c) have maximum of 1V:3H slopes; and d) be stabilised if not worked on for more than 10 days.	Interview with auditees and Site inspection 11/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026 ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026	No imported fill stockpiles onsite to be maintained under MPW3. Other stockpiles have been benched, are stable and appear to meet the requirements from this condition. No material issues observed by the ER.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		– 1/06/2026-30/06/2026, 03/07/2026		
C24	Placed fill must be stabilised if construction does not commence within 10 days.	Interview with auditees and Site inspection 11/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026 ER Monthly Reports from Pitt & Sherry: – 1/02/2026-28/02/2026, 03/03/226 – 1/03/2026-31/03/2026, 02/04/2026 – 1/04/2026-30/04/2026, 05/05/2026 – 1/05/2026-31/05/2026, 09/06/2026 – 1/06/2026-30/06/2026, 03/07/2026	No imported fill stockpiles on site to be maintained under MPW3. Other stockpiles appear to meet the requirements from this condition, have been benched and are stable. The southern site has been sprayed with polymer. No material issues observed by the ER.	Compliant
C25	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	Interview with auditees and Site inspection 11/09/2026 PIWW-RCG-AR-DWG-0101 – Issue Q	Batter along 1,2,3 under MPW3 and has been polymerized, is on the eastern side of the road, and therefore is not affecting any biodiversity areas. The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).	Not Triggered
Disposal of Seepage and Stormwater				
C26	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Interview with auditees and Site inspection 11/09/2026 Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, Rev. 18, 30/11/2021. EPL No. 21054 (Discharge point 10 and discharge point 4)	The provisions for the collection and discharge of stormwater drainage during construction were included in the CSWMP and submitted to the Certifier on 06/09/2021. The CSWMP was also approved by the DPHI on 12/11/2021. No discharge to any Council asset. Water discharges go via MPW2 OSD8 to DP9. Discharge is via DP9 or DP10. Drainage is not block where the C-factor has been met or sealed areas. Note: The auditee indicated that stormwater associated with Stage 3 will not be connected to Council stormwater drainage. Stormwater will flow to Georges River and Anzac Creek. Therefore, the second part of this condition will never be triggered. The auditee indicated that an EPL NO. 21054 is in place to discharged water at discharge point 10 and discharge point 4. Uncontrolled discharge only happened after exceedance of rain event.	Not Triggered
Emergency Management				

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C27	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Interview with auditees and Site inspection 11/09/2026 Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, Rev. J, 17/10/22 (the ERP, incorporating the FERSP) 18/11/24 Rev. K. Letter DPE to Qube, 07/09/2021 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Evacuation Drill and Emergency Roll, MEET-1087073 from Richard Crookes, 20/03/2026	The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols. Emergency Response Process and Muster Point diagram included in the induction presentation. The CERP was updated on the 18/11/24 Rev. K. Drill requirements are relevant to all types of events (including floods), and the protocols are followed for MPW3. Richard Crookes Constructions conducted an evacuation drill and emergency roll on the 20/03/26 covering the compound.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C28	In the event that surface disturbance identifies an Aboriginal Object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	Interview with auditees and Site inspection 11/09/2026	No unexpected finds on MPW3 to date.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected Relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW must be contacted. Depending on the possible significance of the Relic, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Interview with auditees and Site inspection 11/09/2026	No unexpected finds on MPW3 to date.	Not Triggered
Waste Storage and Processing				
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties	Interview with auditees and Site inspection 11/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026	All waste generated during construction was always secured and maintained within designated waste storage areas. MPW3 is contained within the broader precinct and is a net consumer of fill. Risk of offsite dispersion of waste is negligible.	Compliant
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interview with auditees and Site inspection 11/09/2026	MPW3 has generated minimal waste as the construction does not involve bulk excavation. Waste generated is pre-classified as General Solid Waste (GSW) under the Waste Classification Guidelines.	Compliant

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		Monthly Waste Summary reports from Garbage Guts Skip Bins for: – April 2026 – June 2026 – July 2026 – August 2026	Monthly Waste Summary reports from Garbage Guts Skip Bins for Apr, June, July and August 2026 were sighted. Reports show the type of material, generated tonnes, percentage and recovered tonnes, as well as EPA accredited facilities including their license numbers. RCC indicated that for MPW 3, no waste was generated and disposed of offsite.	
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Interview with auditees and Site inspection 11/09/2026 ER MPW S2 & S3 Site Inspection Reports for: – 19/02/2026 – 26/03/2026 – 23/04/2026 – 21/05/2026 – 18/06/2026 – 06/08/2026 – 20/08/2026	Limited concreted in MPW3 – Cul-de-sac works on a road.	Not Triggered
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Interview with auditees and Site inspection 11/09/2026 Monthly Waste Summary reports from Garbage Guts Skip Bins for: – April 2026 – June 2026 – July 2026 – August 2026	Construction waste is segregated into maximise recycling. Quantities, types, and dates are recorded by the waste contractor and internally. All material is pre-classified under the Waste Classification Guidelines. MPW3 is not an exporter of excavated material. Monthly Waste Summary reports from Garbage Guts Skip Bins for Apr, June, July and August 2026 were sighted. Reports show the type of material, generated tonnes, percentage and recovered tonnes, as well as EPA accredited facilities including their license numbers. The percentage of waste sent to landfill or recycled is also included in the monthly waste breakdown reports from Garbage Guts. **Note: No waste report for May 2026 was presented.**	Compliant
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Interview with auditees and Site inspection 11/09/2026	No asbestos removal occurred during the audit period.	Not Triggered
Outdoor Lighting				
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interview with auditees and Site inspection 11/09/2026 Email J Wyndham Prince to Mckenzie Group, 06/09/2021 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 MIP Complaints Register current to 06/09/2026	Street lighting has been installed on MPW3, and some sections are in use (adjacent to OSD 6) but not all the way down. Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate. No complaints have been received regarding this requirement. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Site Audit Statement				

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C36	The Applicant must ensure that the Site Audit Report and Section A Site Audit Statement prepared under condition B169 of MPW Stage 2 (SSD 7709) are implemented for the duration of construction and operation of the development.	Interview with auditees and Site inspection 11/09/2026 Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20	The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 does not involve excavation below the separation layer of MPW2. During the audit period, no SAS/SAR related to MPW3.	Compliant
C37	Upon completion of importation and placement of fill on any part of the site (inclusive of all fill imported and/or placed under the conditions of this consent, as well as under SSD 7709), and prior to construction of permanent built surface works on that part of the site under any planning approval, the Applicant must submit to the Planning Secretary a Site Audit Report/s and Section A Site Audit Statement/s submitted in accordance with condition B171 of MPW Stage 2 (SSD 7709).	Interview with auditees and Site inspection 11/09/2026 Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20 Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/24 Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/24 Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025 Post Approval SSD-10431-PA-393 Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025 Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/25 Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025 Post Approval SSD-10431-PA-399	Verification that the site has been made suitable for its intended land use will be signed off by the Contaminated Site Auditor through the issue of a SAR and SAS for the site. Records for SAS and SAR were sighted as follows: Eagles Beak: Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/2024; Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/2024; Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025 S3, S4, S6, S7, S8 and S9: Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025; Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/2025; and Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025. During the audit period, no SAS/SAR related to MPW3.	Compliant
C38	The requirements of condition C37 may be satisfied by the submission of a Site Audit Report/s and Section A Site Audit Statement/s in accordance with condition B171 of MPW Stage 2 (SSD 7709).	Interview with auditees and Site inspection 11/09/2026 Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20 Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/24 Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/24 Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025	During the audit the following records were sighted: Eagles Beak: Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/2024; Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/2024; Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025 S3, S4, S6, S7, S8 and S9: Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025; Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/2025; and Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025. During the audit period, no SAS/SAR related to MPW3.	Compliant

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		Post Approval SSD-10431-PA-393 Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025 Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/25 Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025 Post Approval SSD-10431-PA-399		
Long Term Environmental Management Plan				
C39	The Applicant must ensure that the Long-Term Environmental Management Plan/s (LTEMP) prepared under condition B172 of MPW Stage 2 (SSD 7709) is/are implemented for the duration of construction and operation of the development.	Interview with auditees and Site inspection 11/09/2026 Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20 Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/24 Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/24 Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025 Post Approval SSD-10431-PA-393 Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025 Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/25 Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025 Post Approval SSD-10431-PA-399	The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. Validation report is issued to the auditor confirming the implementation of LTEMP and the Site Auditor has issued the SAS based on the validation report. Verification of implementation of the LTEMP is being monitored through the issue of the SAS and SAR. During the audit the following records were sighted: Eagles Beak: Site Audit Statement No.0301-2020-8, Eagles Beak, 17/12/2024; Site Audit Report No. 600099_0301-2020-8 Eagles Beak, prepared by Enviroview, 17/12/2024; Submission of Eagles Beak SAR and SAS to DPHI 13/01/2025 S3, S4, S6, S7, S8 and S9: Site Audit Statement No. 0301-2020-14, S3, S4, S6, S7, S8 and S9, 17/02/2025; Site Audit Report No. 600099_0301-2020-14, S3, S4, S6, S7, S8 and S9, prepared by Enviroview, 17/02/2025; and Submission of SAR and SAS for S3, S4, S6, S7, S8 and S9, to DPHI 20/02/2025. No changes on the LTEMP. During the audit period, no SAS/SAR related to MPW3.	Compliant
C40	Any future update to the final approved LTEMP under MPW Stage 2 (SSD 7709) must be prepared in consultation with an NSW EPA accredited Site Auditor. Evidence that the Site Auditor agreed to the updates made to the LTEMP/s prepared under conditions B172 of MPW Stage 2 (SSD 7709) must be submitted to the Planning Secretary.	Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/2020	The LTEMP remains unchanged.	Not Triggered
Independent Environmental Audit				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter DPHI to Aspect, 24/01/2023 DPHI approval dated 31/01/2024 Independent Audit Team	WolfPeak were approved as the Independent Auditors before the commencement of the seventh Independent Audit. Sighted DPHI approval dated 31/01/2024 Independent Audit Team.	Compliant
C42	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit No. 9 Audit Report, WolfPeak, 16/04/2026 Rev.2 Independent Audit Post Approval Requirements, May 2020	All Independent Audits have been conducted in accordance with the IAPAR. The auditor is not aware of the DPHI providing any feedback on the IA9 audit report. No issues were raised during consultation with the Department as part of this audit. This Independent Audit has been conducted in accordance with ISO 19011 and within 26 weeks from the date of the previous audit, as required by the IAPAR.	Compliant
C43	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 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 11/09/2026	The Project team are not aware of any alternate timeframes being specified by the DPHI. No alternate timeframes were raised by the Department during consultation on this second audit.	Not triggered
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C42 of this consent, or condition C43 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Independent Audit No. 9 Audit Report, WolfPeak, 16/04/2026 Rev.2 Post Approval Form, SSD-10431-PA-111, 17/04/2026 Email from DPHI to ESR, 17/04/2026 re. submission of IA9 Post Approval Form, SSD-10431-PA-112, 17/04/2026 Response to Audit IA9 Email from DPHI to ESR, 17/04/2026 re. submission of response to IA9 https://moorebankintermodalprecinct.com.au/precincts/moorebank-precinct-west/	The night independent Audit site inspection was conducted on 18/02/25 and the final audit report was submitted on 17/04/26. The audit report and response to audit findings for IA9 have not been published on the project website. **Non-Compliance: The Independent Audit Report No.9 dated 16/04/2026 and Response to Audit Findings dated 17/04/2026 were not made publicly available within 60 days after submission to the Planning Secretary.** **Recommendation: Applicant to publish on the project website Independent Audit Report No.9 and Response to Audit Findings for IA9.**	Non-Compliant
C45	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Post Approval Form, SSD-10431-PA-111, 17/04/2026 Email from DPHI to ESR, 17/04/2026 re. submission of IA9 Post Approval Form, SSD-10431-PA-112, 17/04/2026 Response to Audit IA9 Email from DPHI to ESR, 17/04/2026 re. submission of response to IA9 Letter from Aspect to DPHI, re. Independent Audit No.9 and non-compliance notification (A42), 16/04/2026 Letter from Aspect to DPHI, re. Independent Audit No.9 and non-compliance notification (A42), 09/10/2026	Presented submission of IA9 and response to audit findings for IA9 to DPHI on 17/04/2026, sighted Post Approval Forms for both. Non-compliances and observation were notified there. Additionally, another letter from Aspect to DPHI, re. Independent Audit No.9 and non-compliance notification (A42), dated 09/10/2026 was presented.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C46	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, 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 an audit has demonstrated operational compliance.	The Project is in construction.	This condition is not under this audit period.	Not Triggered
PART D - PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE				
Staging of Subdivision				
D1	This consent allows staging of subdivision provided that, prior to the issue of the first Subdivision Certificate, the Applicant provides a Subdivision Staging Plan to the Planning Secretary for approval. The Subdivision Staging Plan must clearly identify each stage of the subdivision and the relevant estate works that relate to each stage (including but not limited to site services, internal roads and stormwater drainage).	Interview with auditees 11/09/2026	No Staging Plan required.	Not Triggered
D2	If the Planning Secretary approves a Subdivision Staging Plan under condition D1, the Applicant must: carry out the subdivision in accordance with the approved Subdivision Staging Plan; and prior to the issue of a Subdivision Certificate for any stage of the subdivision, all subdivision works, and relevant estate works identified in the approved Subdivision Staging Plan for that stage must be completed. Any update of the approved Subdivision Staging Plan required under condition D1 must be provided to the Planning Secretary for approval, prior to issue of a Subdivision Certificate for the relevant stage. If an updated Subdivision Staging Plan is approved, the Applicant must comply with the requirements of (a) and (b) in relation to that approved updated plan.	Interview with auditees 11/09/2026	No Staging Plan required.	Not Triggered
Works as Executed Plans				
D3	Prior to the issue of a Subdivision Certificate, detailed works as executed drawings must be prepared and endorsed by a Registered Surveyor, which show that the relevant estate works (including but not limited to site services, internal roads and stormwater drainage) have been completed. The works as executed drawings must be submitted to the Certifier prior to the issue of a Subdivision Certificate.	Interview with auditees 11/09/2026 Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West). Sampled WAE Plans, e.g. East-West Culvert Plan Stage 1, Stage 2, East-West Channel Diversion Profiles, East-West Culvert Cut & Cover Profiles, by Costin Roe Consulting, 4 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 11/6/2023 Roadworks package, by Costin Roe Consulting, 19 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 11/6/2023 Stormwater package, by Costin Roe Consulting, 9 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 11/6/2023	Presented Subdivision Certificate dated 21/02/2024 from Barker Ryan Stewart. Sighted samples of Works as Executed plans stamped by a registered surveyor and compliance certificate by BRS noting roads, stormwater drainage, basins, retaining walls, acoustic walls and associated civil works have been constructed in accordance with the requirements. No Subdivision Certificate was issued to the Project during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Final Combined SP3 OSD basins RLMU by Costin Roe Consulting, 27 sheets, stamped WAE by G. Oxley (Registered Surveyor) on 09/08/2023 Compliance Certificate Ref. 200623CC01 by BRS for roads, stormwater drainage, basins, retaining walls, acoustic walls and associated civil works dated 31/01/2024.		
D4	Prior to the issue of a Subdivision Certificate, a Statement of Compliance shall be provided to the Certifier demonstrating that the proposed subdivision is consistent with relevant conditions of any relevant planning approval/development consent (to the extent that they are relevant and required for that stage), including but not limited to MPW Concept Proposal & Stage 1 (SSD 5066), MPW Stage 2 (SSD 7709) and the conditions of this consent.	Interview with auditees 11/09/2026 Statement of Compliance Moorebank Intermodal Precinct, prepared by Logos, Ref J1947240213.3, Rev. 3, dated 13/02/2024 Deposited Plan Administration Sheet of Lot 62 and 63 in DP 1284973, signed by surveyor 1/2/24 and IND. Planning COMM of NSW on the 21/02/2024 (Subdivision Certificate Number: 200623SU03) Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West)	Statement of compliance was available. During the document review evidence was presented with the Statement of Compliance for the Moorebank Intermodal Precinct, prepared by Logos, Rev. 3, dated 13/2/2024. Relevant documents were submitted to the Certifier (BRS) e.g. Deposited Plan Administration Sheet (signed 21/2/24) who then issued of the Subdivision Certificate. No Subdivision Certificate was issued to the Project during the audit period.	Compliant
Easements				
D5	The Applicant must create and display on the Subdivision Plan those particular easements as required, inclusive of the requirements of conditions D6-D7 of this consent. The easements must include those easements described for the whole of the MPW site included in Appendix A of the Moorebank Precinct West - Stage 3 - Response to Submissions Report (SSD 10431) (Aspect Environmental, July 2020).	Interview with auditees 11/09/2026 Deposited Plan DP1276464 (plan of subdivision of Lot 62 and 63), stamped by BRS, 21/02/2024 Staged Plan of Proposed Subdivision of Lot 1 DP1197707 and Lot 100 DP1049508, stamped by DPHI 11/05/2021	Display sighted in the Deposited Plan (DP1276464) including easements for drainage, access, traffic, etc, dated 21/02/2024. The auditees noted that the subdivision under MPW 3 has been completed. Note: It was noted that the stamped Staged Plan of proposed subdivision of Lot 1 DP1197707 and Lot 100 DP 1049508 posted in the Major Projects - Planning Portal website is dated 11/05/2021.	Compliant
D6	The drainage easements must be consistent with the final drainage details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.	Interview with auditees 11/09/2026 Deposited Plan DP1276464 (plan of subdivision of Lot 62 and 63), stamped by BRS, 21/02/2024 Staged Plan of Proposed Subdivision of Lot 1 DP1197707 and Lot 100 DP1049508, stamped by DPHI 11/05/2021	Drainage easements details were included on the subdivision plans (Deposited Plan) provided to the Certifier as part of the application for the Subdivision Certificate (Land Partners, 2023 Ref: SY073909.029.2.17). The issue of the Subdivision demonstrates that all conditions have been met. Display sighted in the Deposited Plan (DP1276464) including easements for drainage, dated 21/02/2024. The auditees noted that the current deposited plan for the site is DP1299137, however, this subdivision was conducted under the TISEPP. Note: It was noted that the stamped Staged Plan of proposed subdivision of Lot DP1197707 and Lot 100 DP 1049508 posted in the Major Projects - Planning Portal website is dated 11/05/2021.	Compliant
D7	The access easements must be consistent with the final access details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.	Interview with auditees 11/09/2026 Deposited Plan DP1276464 (plan of subdivision of Lot 62 and 63), stamped by BRS, 21/02/2024	Access easements details were included on the subdivision plans (Deposited Plan) provided to the Certifier as part of the application for the Subdivision Certificate (Land Partners, 2023 Ref: SY073909.029.2.17). The issue of the Subdivision demonstrates that all conditions have been met.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Staged Plan of Proposed Subdivision of Lot 1 DP1197707 and Lot 100 DP1049508, stamped by DPHI 11/05/2021	Display sighted in the Deposited Plan (DP1276464) including easements for access, dated 21/2/24. The auditees noted that the current deposited plan for the site is DP1299137, however, this subdivision was conducted under the TISEPP Stamped Staged Plan of proposed subdivision of Lot DP1197707 and Lot 100 DP 1049508 posted in the Major Projects - Planning Portal website is dated 11/05/2021.	
D8	As part of the Subdivision certification process and prior to lodgment of the Subdivision Plan at the NSW Land Registry Services (LRS), the Applicant must prepare a section 88B instrument as a component of the Subdivision Plan for the creation of all relevant easements, restrictions and covenants. The Subdivision Plan shall provide to the Certifier and the Planning Secretary evidence that all easements required by this approval, have been lodged for registration or registered at the NSW Land Registry Services.	Interview with auditees 11/09/2026 Subdivision Certificate No. CFT-419491, 21/02/2024 from Barker Ryan Stewart (Moorebank Logistics Park – Precinct West) Section 88B instrument, Plan DP1302717 – Plan of easements within Lots 62 and 63 in DP1284973, 29/04/2024.	Sighted Section 88B instrument, Plan DP1302717 – Plan of easements within Lots 62 and 63 in DP1284973 signed and registered on 29/04/2024. The auditees noted that the current deposited plan for the site is DP1299137, however, this subdivision was conducted under the TISEPP.	Compliant
Telecommunications				
D9	Prior to the issue of a Subdivision Certificate for the development, the Applicant is to provide evidence, satisfactory to the Certifier, that arrangements have been made for: the installation of fibre-ready facilities to applicable lots and/or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises demonstrated through an agreement with a carrier.	Interview with auditees 11/09/2026 NBN Letter to Qube Services, 28/9/2022 – Certificate of Practical Completion of Developer's Activities, Agreement STG-000075424 NBN Letter to Qube Services, 29//7/2021 – Post Execution of DEV-00132085 Moorebank Terminal Deed of Novation (New Developments) between NBN and The Trust Company (Substitute party), Qube as retiring party, signed and dated 23/1/23.	Letters by NBN to Qube Services note the practical completion for the stage comprising Moorebank Avenue, Moorebank and note that the parties have entered an agreement for the installation of fibre infrastructure at the development. The deed of Novation shows the contract being novated to The Trust Company. Evidence was presented to verify that the arrangements required under this condition were submitted to the satisfaction of the Certifier.	Compliant
D10	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Interview with auditees 11/09/2026 Email correspondence from NBN Developer Liaison t[redacted], Notice of Completion, Stage Name: Moorebank Precinct West Subdivision, Development: Moorebank Terminal.	The correspondence presented from NBN notes that the premises within the Stage are ready for service.	Compliant
Sydney Water Compliance Certificate				
D11	Prior to the issue of any Subdivision Certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing to the site under section 73 of the Sydney Water Act 1994.	Interview with auditees 11/09/2026 Sydney Water Subdivider/Developer Compliance Certificate – Section 73, Lot 1 1197701 – Lot 100 1049508 signed and dated 20/06/2023.	The Sydney Water Compliance Certificate under Section 73 shows compliance with the requirements, with notes about availability of facilities within different lots of the subdivision.	Compliant
Operational Management				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
D12	Prior to the issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPW Site must be prepared and submitted to the Planning Secretary for approval. The OEMP must: specify that SIMTA, as Qube Holdings Limited, or another nominated single entity named in the OEMP, retains sole responsibility for delivery and ongoing maintenance of estate works (including but not limited to site services, internal roads, stormwater drainage, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) across the entirety of the Site; and prescribes the management and maintenance measures applicable to the estate works described at (a) above.	Interview with auditees 11/09/2026 Letter from DPHI to Aspect (Logos), dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval SSD-10431-PA-41 Precinct Operational Environmental Management Plan MPW3, 2/3/2023, Rev.5	Sighted letter from DPHI to Logo, dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval Noted that MPW3 POEMP was published on the project website as Appendix I of the MPW2 OEMP. The auditees noted that the Operational Environmental Management Plan (OEMP) was not updated during the audit period.	Compliant
D13	The Applicant must: not commence subdivision of the development until the OEMP is approved by the Planning Secretary; and carry out the operation of the development in accordance with the OEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time. Note: Nothing in this condition precludes the Applicant from construction of permanent built surface works.	Interview with auditees 11/09/2026 Letter from DPHI to Aspect (Logos), dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval SSD-10431-PA-41 Precinct Operational Environmental Management Plan MPW3, 2/3/2023, Rev.5	Sighted letter from DPHI to Logos, dated 13/7/2023 re. Precinct Operational Environmental Management Plan MPW3 (D12) approval. Plan has been implemented and operations undertaken in accordance with the POEMP. No operation activity, expect the road, under MPW3.	Compliant
D14	The requirement to comply with the OEMP is to be registered on title.	Interview with auditees 11/09/2026 Section 88B instrument, Plan DP1302717 – Plan of easements within Lots 62 and 63 in DP1284973, registered 29/04/2024 Screenshot of the Title – Clause 5 Terms of Positive Covenant Numbered 1. Plan DP1302717, Registered 29/04/2024.	The POEMP is also defined within the 88B Instrument. Item (1) of Clause 5 of the title notes that the Owner of the Lot Burdened must comply with the Precinct OEMP, per screenshot of the title presented. The Applicant noted that there was a Stage 2 (DP1299137) – the latest plan and was subdivided under the SEPP.	Compliant
Evacuation and Emergency Planning				
D15	Prior to issue of a Subdivision Certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared by a suitably qualified and experienced person(s) and be consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.	Interview with auditees 11/09/2026 Construction Emergency Response Plan (CERP) MPW3, dated 18/11/2024, Rev. K prepared by Arcadis Operational Emergency Response Plan, Rev.8, 8/11/2024 (MPW2) Letter from DPHI to Aspect (C/o Logos), 10/12/2024, re. Revised Operational Emergency Response Plan (OERP) approval	The Operational Emergency Response Plan (OERP) has in Section 4.11 a Bushfire Emergency procedure. The Plan is for MPW2 and was approved by the DPHI on the 10/12/2024. The Applicant noted that there are no operations in MPW3, only construction. Construction Emergency Response Plan (CERP) dated 18/11/2024 Rev. K prepared by Arcadis (suitable qualified to do this plan), has in Section 4.11 a Bushfire Emergency procedure. MPW3 is not operational yet, therefore the OERP has not been provided to the Local Emergency Committee. The auditees noted that the OERP is out of scope for the audit and the CERP was updated during the previous audit period – Rev K dated 18/11/2024.	Compliant
PART E - DURING OPERATION				
Community Communication Strategy				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
E1	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	-	-	Not Triggered
Discharge Limits				
E2	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	-	Not Triggered
Dangerous Good				
E3	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	-	-	Not Triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning, Housing and Infrastructure

NSW Planning ref: SSD-10431-PA-62

[redacted]
Director
ASPECT ENVIRONMENTAL PTY LIMITED
SUITE 117, 25 SOLENT CIRCUIT
BAULKHAM HILLS 2153
31/01/2024

Sent via the Major Projects Portal only

Subject: Moorebank Precinct West Stage 3 - IEA Auditor Approval

Dear [redacted],

Reference is made to your post approval matter, SSD-10431-PA-62, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of Moorebank Precinct West Stage 3 (**Project**), submitted as required by Schedule 2, Condition C41 of SSD-10431 as modified (**the Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 12 January 2024.

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 C41 of the consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team from Wolfpeak:

- [redacted] (Lead Auditor)
- [redacted] (Alternate Lead Auditor)

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements* (2020). 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.

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 [redacted], Senior Compliance Officer on [redacted] or email compliance@planning.nsw.gov.au

Yours sincerely

[redacted]

[redacted]
Team Leader Compliance - Metro Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Moorebank Intermodal Precinct West - Stage 3 (MPW3) IA10
Date: Tuesday, 8 September 2026 12:21:00 PM
Attachments: Outlook-fxcwg2bi.png
Outlook-uszt2i24.png
Outlook-A green di.png
Outlook-A blue dia.png
Outlook-A green di.png
Outlook-The image .png
Outlook-WolfPeak h.png

Dear Sir/Madam,

I am one of the Department of Planning, Housing and Infrastructure (the Department) approved Independent Auditors of the Moorebank Intermodal Precinct West – Stage 3, SSD10431 (the Project).

I am currently preparing to undertake the **tenth Independent Audit (IA10)** on the Project. The Audit is required to be conducted in accordance with SSD10431 conditions C42, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link:
https://www.planningportal.nsw.gov.au/major-projects/projects/moorebank-intermodal-precinct-west-stage-3
The IAPAR is available at the following link:
https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf

The site audit is planned to take place on **11 September 2026**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

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

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

In providing input to the scope, I kindly request the Liverpool City Council to advise if it has any concerns/key issues it would like examined during the audit, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR. Please note that the audit period for this Independent Audit will be from 01/03/2026 to 11/09/2026 inclusive.

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

Kind regards,

[redacted]
Practice Lead – Risk, Audit & Compliance

wolfpeak
A SEQUANA COMPANY

[redacted]
W: www.wolfpeak.com.au
Gadigal Country – 10 Bridge Street, Sydney NSW 2000





From: [redacted]
Sent: Monday, 20 July 2026 2:39 PM
To: [redacted]
Subject: Re: Moorebank Intermodal Precinct West - Stage 3 (MPW3) IA10

[redacted]

The Department would like the following matters to be considered in more detail as part of the upcoming audit:

- Noise generated on site, particularly container movement noise.
- Precinct lighting.

Please consult with Liverpool City Council and any other relevant parties.

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

Kind regards,

[redacted]
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: [redacted]
Sent: Tuesday, 14 July 2026 10:18 AM
To: [redacted]
Cc: [redacted]
[redacted]
Subject: Moorebank Intermodal Precinct West - Stage 3 (MPW3) IA10

Dear Sir/Madam,
I am one of the Department of Planning, Housing and Infrastructure (the Department) approved independent auditors on Moorebank Intermodal Precinct West – Stage 3, SSD10431 (the Project). While we await approval of the new audit team, we have commenced the consultation process.
We are currently preparing to undertake the tenth Independent Audit (IA10) of the Project. The audit is required to be conducted in accordance with SSD10431 conditions C42, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: https://www.planningportal.nsw.gov.au/major-projects/projects/moorebank-intermodal-precinct-west-stage-3
The IAPAR is available at the following link: https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf

The site audit is planned to take place on **19 August 2026**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

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

included in the audit scope for this Project.

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

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

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

Kind regards,

[redacted]
Practice Lead – Risk, Audit & Compliance

wolfpeak
A SEQUANA COMPANY

E: [redacted]
M: [redacted]
P: [redacted]
W: www.wolfpeak.com.au
Gadigal Country – 10 Bridge Street, Sydney NSW 2000





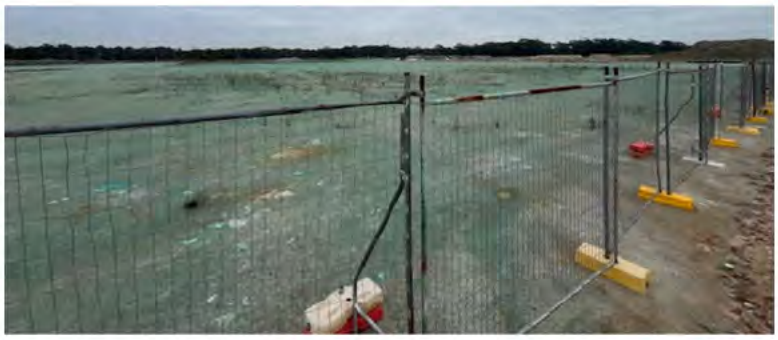
At WolfPeak, we live by our values and are committed to building a better future by enabling prosperity, environmental protection and positive stakeholder outcomes. In doing so, ***we acknowledge the Traditional Owners of Country and all Aboriginal and Torres Strait Islander people with whom we collaborate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

This email is intended only for the addressee and may contain confidential

APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Access from Bushmaster Road to CDC area and RCC compound, with no sediment tracking.	
2	RCC yard, (unsealed area) use for material laydown. Waste skip bins in place.	
3	RCC spill kit maintained and emergency evacuation diagram.	 

No.	Comment	Photograph
4	RCC temporary concrete washout.	
5	RCC sediment basin (water is tested before release to OSD8).	
6	Inlet lining properly maintained. Wate discharge controls in place.	

No.	Comment	Photograph
7	Stockpile without ERSED controls; however, it was indicated material will be used to fill the existing sediment basin.	
8	Polymer applied across the site	
9	Ongoing asphalt works near the RCC site sheds	
10	Ongoing asphalt works, site boundary in place.	

No.	Comment	Photograph
11	Water cart in use at Bushmaster Avenue.	
12	Stockpiles covered with HDPE and stabilised.	 

No.	Comment	Photograph
13	Completed cul-de-sac works.	
14	Sediment basin in place (water is tested before release).	
15	Polymer applied across the site.	
16	Riparian zone flags in place (back of the photo).	

APPENDIX E – AUDITOR DECLARATION

Independent Audit Report Declaration

Final Independent Audit Report Declaration Form – Lead Auditor	
Project Name	Moorebank Precinct West Stage 3
Application Number	SSD 10431
Project Address	Moorebank Avenue, Moorebank – Lot 1 DP 1197707, Lot 100 DP 1049508
Proponent	The Trust Company Limited (ACN 004 027 749)
Title of the Audit	Independent Audit MPWS3 – IA10
Date	13 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. 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. I neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and

viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000; and

b) The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Auditor	[redacted]
Signature	
Qualification	Bachelor of Industrial Engineering, Bogota - Colombia 2004

Independent Audit Report Declaration

Final Independent Audit Report Declaration Form – Lead Auditor	
	Master Engineering Management, UTS, Sydney 2007 Exemplar Global Lead Environmental Auditor 2022 [redacted] Exemplar Global Principal Safety and Quality System Auditor 2012
Company	WolfPeak Group Pty Ltd
Company Address	10 Bridge Street, Sydney NSW 2000

Independent Audit Report Declaration

Final Independent Audit Report Declaration Form – Lead Auditor	
Project Name	Moorebank Precinct West - Stage 3
Application Number	SSD 10431
Project Address	Moorebank Avenue, Moorebank – Lot 1 DP 1197707, Lot 100 DP 1049508
Proponent	The Trust Company Limited (ACN 004 027 749)
Title of the Audit	Independent Audit MPWS3 – IA10
Date	13 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. 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. I neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and

viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000; and

b) The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Auditor	[redacted]
Signature	
Qualification	Exemplar Global Lead Environmental Auditor [redacted] Master of Environmental Engineering Management Bachelor of Environmental Management

Independent Audit Report Declaration

Final Independent Audit Report Declaration Form – Lead Auditor	
Company	WolfPeak Group Pty Ltd
Company Address	10 Bridge Street, Sydney NSW 2000

APPENDIX F – AUDIT EXTENSION REQUEST APPROVAL

Department of Planning, Housing and Infrastructure

Our ref: SSD-10431-PA-120

[redacted]
Associate
Aspect Environmental Pty Ltd
115-117 / 25 Solent Circuit
Baulkham Hills NSW 2153

26/08/2026

Subject: Extension Request for Moorebank Precinct West Stage 3 - IEA Submission Extension Request

[redacted]

I refer to your request for an extension of time for the completion of the Construction Independent Environmental Audit (IEA) #10, required by Condition C42 of SSD-10431 (the **Consent**). Submitted to the NSW Department of Planning, Housing and Infrastructure (the **Department**) on 19 August 2026.

The Department notes:

- The previously approved audit team will undertake the audit; and
- Section 2 of the Independent Audit Post Approval Requirements (March 2026) provides that ongoing construction phase audits are to be undertaken at intervals no greater than 26 weeks, or as otherwise agreed to, or directed by, the Planning Secretary.

Accordingly, the Secretary has granted an extension of time until 22 September 2026 for the completion of the Construction Independent Audit Environmental Audit #10.

If you wish to discuss the matter further, please contact [redacted], Compliance Officer on [redacted] or email compliance@planning.nsw.gov.au.

Yours sincerely

[redacted]

Team Leader Compliance - Metro South
Compliance

As nominee of the Secretary