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Attn: Compliance Team
Planning and Assessment
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3 November 2026

Moorebank Precinct West Stage 3 (SDD10431) non-compliance notification (A42) and response to Independent Audit #10 (C44)

[redacted]

The MPW Stage 3 independent audit ten was undertaken in accordance with consent condition C42. The site inspection was conducted by the approved independent audit team (WolfPeak) on 11 **September 2026**. The final audit report was received on **30 October 2026**.

WolfPeak identified two related non-compliances and two observations.

Non-compliance: Access to Information

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.*

Finding: 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.

Non-compliance: Independent Environmental Audit

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.*

Finding: 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 Response to both non-compliances: There was an administrative oversight with regards to the upload to the Development's website of IA9 and Response to Audit Finding for IA9. With regards to Summary Monitoring Report 2025, this document was in draft at the time of the audit. IA9 and Response to Audit Finding for IA9 has subsequently been made publicly available on the Development's website. The Summary Monitoring Report 2025 has been finalised and has subsequently been made publicly available on the Development's website.

Observation: A21 *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.

Finding: 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.

Applicant Response: A20 and A21 do not require communication to site personnel. The management measure required by both conditions is signage. The riparian corridor is flagged and signposted in accordance with A20 and A21. RCC's induction includes a site plan identifying their construction area, which is not immediately adjacent to the riparian area.

Observation: C7 *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).

Findings: The review of RCC Construction Environmental Management Plan (CEMP), Revision 1, dated 14 February 2025, determined that the plan was prepared to fulfil 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.

Applicant Response: RCC CEMP Appendix A, (specific CEMP for the Development), Section 1.1 Purpose, identifies that this version of the CEMP addresses the requirements of the MPW Subdivision SSD. The sub-division SSD is SSD 10431. No update is required.

Should you have any queries, please do not hesitate to contact [redacted] on [redacted].

[redacted]

Yours sincerely,

[redacted]
Associate Director – Aspect Environmental
[redacted]