CONSTRUCTION COMPLIANCE REPORT #19

April 2025 – September 2025

Moorebank Precinct East Stage 2– SSD 7628

Moorebank Precinct East Stage 2 (SSD 7628)

Construction Compliance Report #19

April 2025 – September 2025

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Acronyms and Definitions

Acronym	Meaning
CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CoC	Conditions of Consent
CRPAR	Compliance Reporting Post Approval Requirements
CTP	Compliance Tracking Program
DPHI	Department of Planning, Housing and Infrastructure
ER	Environmental Representative
ESR	ESR Australia & NZ
GFA	Gross Floor Area
MIP	Moorebank Intermodal Precinct
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
OSD	Onsite detention basin
PCCR	Pre-Construction Compliance Report
SSD	State significant development

1. Introduction

This six-monthly construction compliance report (CCR) has been prepared to satisfy the requirements of condition of consent (CoC) C21 of the Moorebank Precinct East (MPE) Stage 2 development consent (State significant development (SSD) 7628). The CCR has been prepared on behalf of ESR Australia & NZ (ESR) for the compliance reporting period April 2025 to September 2025.

1.1 Development Ownership

In 2022 LOGOS joined ESR and since August 2024 operates under the ESR business. The applicant/ approval holder entity remains unchanged at this stage until further notice and references to LOGOS and LOGOS authored documents and/or plans may continue and remains relevant where LOGOS and ESR are used interchangeably.

1.2 Moorebank Intermodal Precinct Overview

The MPE development and Moorebank Precinct West (MPW) development are being undertaken as the Moorebank Intermodal Precinct (MIP), operated by ESR (formerly LOGOS). When completed, the MIP will move 1.55 million shipping containers annually. It will also feature Australia's largest purpose-built warehouse and distribution precinct serviced by the latest automated technology which will see driverless shuttle carriers collect and transport containers around the precinct to be processed, unpacked and stored on site or distributed in smaller consignments.

1.3 MPE Stage 2 Development

Consent for the construction and operation of the MPE Stage 2 development was received on 31 January 2018, as the second stage of development under the MPE Concept Approval (MP10_0193). The Development is additionally being delivered under the SSD Partial Development Consent (SSD 7628, Subdivision of the MPE site, determined 05 April 2019).

SSD 7628 been subject to the following modification applications:

- MPE Stage 2 Modification 2 (SSD 7628-Mod 2), approved on 31 January 2020
- MPE Stage 2 Modification 3 (SSD 7628-Mod 3), approved on 18 December 2020
- MPE Stage 2 Modification 4 (SSD 7628-Mod 4), approved on 19 January 2021
- MPE Stage 2 Modification 1 (SSD 7628-Mod 1), approved on 14 March 2022
- MPE Stage 2 Modification 5 (SSD 7628-Mod 5), approved on 4 September 2023
- MPE Stage 2 Modification 6 (SSD 7628-Mod 6), approved on 22 February 2024.

Other works within the MIP are being undertaken as part of separate approvals and are subject to separate construction programs and are not the subject of this CCR.

1.3.1 Scope of Works

The MPE development involves the construction and operation of an intermodal terminal facility, including an intermodal rail terminal, rail link connection to Southern Sydney Freight Line, warehouse and distribution facilities, freight village (ancillary site and operational services), stormwater, landscaping, servicing and associated works on the eastern site of Moorebank Avenue, Moorebank.

Stage 2 of the MPE development includes the following key components:

- Earthworks, including the importation of 600,000m^3 of fill and vegetation clearing
- Approximately 300,000m^2 gross floor area (GFA) of warehousing and ancillary offices
- Warehouse fit-out
- Freight village, with 8,000m^2 GFA of ancillary retail, commercial and light industrial land uses
- Internal road network and hardstand across site
- Ancillary supporting infrastructure within the site, including:
    - stormwater, drainage and flooding infrastructure
    - utilities relocation / installation
    - fencing, signage, lighting, remediation and landscaping
- Moorebank Avenue upgrade including:
    - raising by about two metres and some widening
    - embankments and tie-ins to existing Moorebank Avenue Road levels
    - signalling and intersection works
- Intersection upgrades along Moorebank Avenue including:
    - Moorebank Avenue/MPE Stage 2 access
    - Moorebank Avenue/MPE Stage 1 northern access
    - Moorebank Avenue/MPE Stage 2 central access
    - MPW Southern Access/MPE Stage 2 southern emergency access
- Operation 24 hours a day, seven days per week.

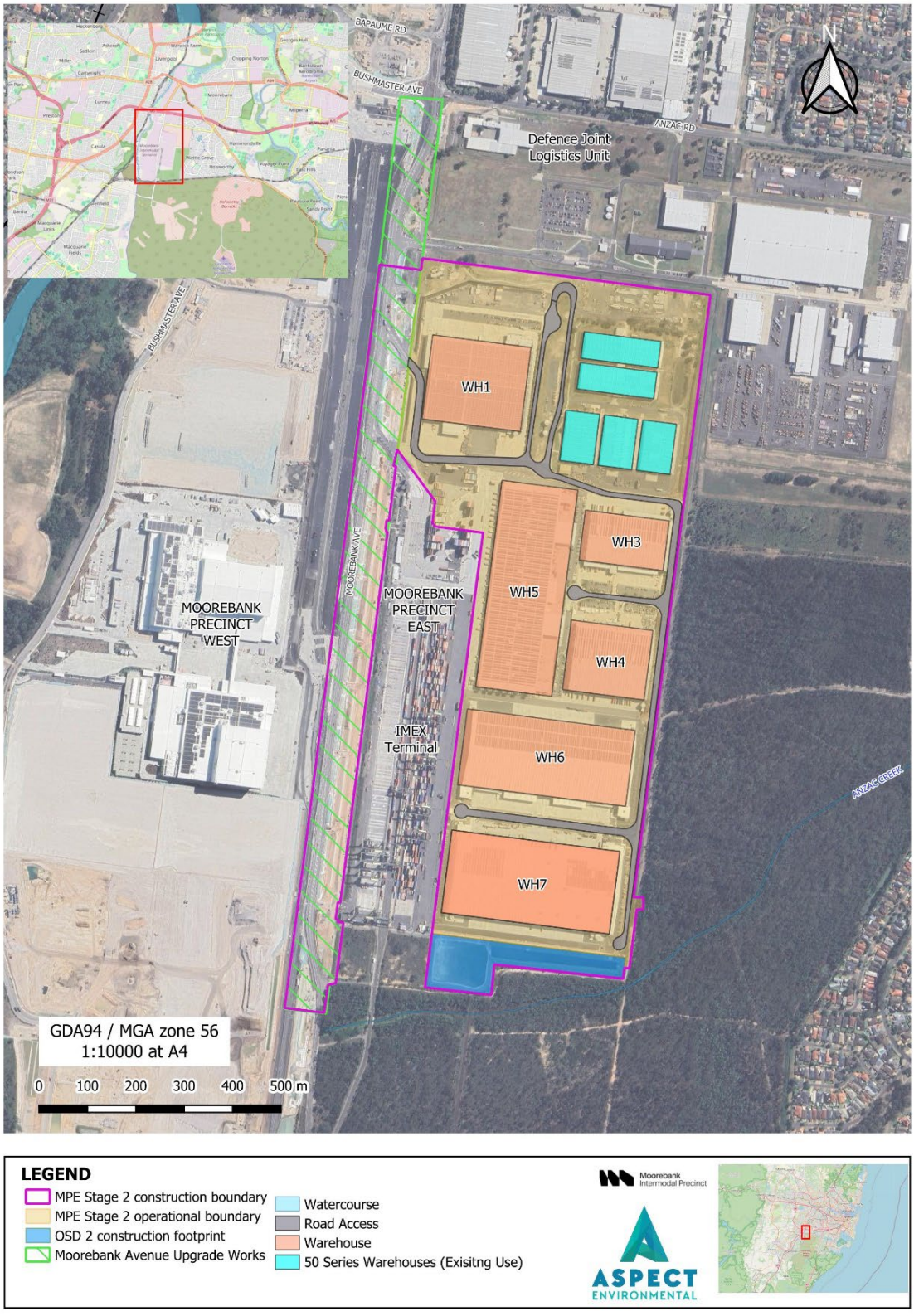
Works that have been undertaken during the reporting period of this CCR are identified in Section 1.9 below.

1.4 Site Location

The MPE Stage 2 Development is located on Moorebank Avenue in Moorebank New South Wales. The site is situated within the Liverpool local government area, approximately 30km south-west of the Sydney central business district and approximately 26km west of Port Botany.

The site is generally described as the land immediately to the east of Moorebank Avenue and to the north of the East Hills passenger rail line.

Figure 1-1 MPE Stage 2 development location and layout



1.5 Scope and Purpose

This CCR outlines the compliance status of the MPE Stage 2 development for the period April 2025 – September 2025 and has been prepared to reflect the compliance tracking and reporting requirements specified under CoC C21 (see Table 1-1).

The compliance of the MPE 2 Stage 2 Development against the relevant construction requirements outlined in the MPE Stage 2 CoC and the Final Compilation of Mitigation Measures has been documented in this report in accordance with the approved Compliance Tracking Program (CTP).

CCR #19 represents the ninth six-monthly construction compliance report required under CoC C21(c)(ii) (as modified) and the nineteenth compliance report undertaken since the commencement of construction.

Table 1-1 Requirements for compliance reporting

CoC	Condition	Reference
C21	The Proponent must prepare and implement a Compliance Tracking Program (CTP) to track compliance with the requirements of this approval. The Compliance Tracking Program must be submitted to the Secretary for approval prior to the commencement of construction. The Compliance Tracking Program must include, but not be limited to:	The CTP has been prepared to satisfy this condition. CTP (Rev 5) dated 24 May 2018 was approved by the Department of Planning, Housing and Infrastructure (DPHI) (formerly Department of Planning and Environment) on 8 June 2018 prior to the commencement of construction. The CTP was revised to include updates to conditions of consent following the approval of SSD 7628- Mod 6. The CTP (Rev 9, 26 March 2024) was submitted to DPHI on 9 October 2024 and was approved on the 6 June 2024.
(c)	provision for periodic reporting of compliance status to the Secretary, including but not limited to: (i) a Pre-Construction Compliance Report (PCCR) prior to the commencement of construction,	The final PCCR was issued to the DPHI on 29 August 2018.
	(ii) Six-monthly Construction Compliance Reports (CCR), for the duration of construction,	This six-monthly compliance report has been prepared to satisfy this condition and describes compliance status of the MPE Stage 2 development for the period April 2025 to September 2025.
	(iii) a Pre-Operation Compliance Report (POCR) prior to the commencement of operation, and six-monthly operational compliance reports;	This compliance report relates to construction only; pre-operational and operational compliance is detailed in separate compliance reporting.

1.6 Six-monthly Compliance Report Structure

This CCR has been prepared in accordance with the approved CTP and demonstrates alignment, where possible, to the *Compliance Reporting – Post Approval Requirements* (*Department of Planning, Industry and Environment, June 2018)* (CRPAR 2018).

The structure of the compliance report is as follows:

- **Section 1 - Introduction**: Provides a brief overview of the MPE development, summarises the works approved under MPE Stage 2, outlines the works undertaken during the reporting period and identifies the scope and purpose of this CCR.
- **Section 2 - Project Compliance**: Details any environmental incidents, non-compliances, audits, complaints or enquires undertaken or received during the reporting period and identifies the progress of previously identified compliance report actions.
- **Section 3 - Compliance Summary**: Provides a summary of the compliance considerations included in this CCR and the compliance performance of the development.

Appendix A: contains the compliance tracking table for SSD 7628 Minister's Conditions of Consent.

Appendix B: contains the compliance tracking table for SSD 7628 Partial Consent Subdivision.

Appendix C: contains the compliance tracking table for SSD 7628 Final Compilation Mitigation Measures.

1.7 Compliance Status Descriptors

Compliance against the applicable CoC is outlined in Appendix A and Appendix B. The status of each compliance requirement during the reporting period is recorded using the descriptors prescribed by the CRPAR (DPHI, 2018). These are provided in Table 1-2.

Table 1-2 Compliance status descriptors (CRPAR 2018)

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate all elements of the requirement have been complied with.
Non-compliant	The proponent has identified a non-compliance with one or more element of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

1.8 Methodology for Data Collection

This CCR has been prepared with input from ESR, National Intermodal and BMD.

This report integrates information collated from regular compliance activities, such as progress meetings, daily and weekly inspections, and surveillance and monitoring undertaken in accordance with the relevant Construction Environmental Management Plan (CEMP) and sub-plans.

1.9 Works Undertaken April 2025 – September 2025

The following construction works were undertaken during the reporting period:

1. East/West Channel culvert installation
2. Moorebank Avenue Upgrade Works (MAUW) culvert installation
3. Long term erosion and sediment control installation and maintenance
4. MAUW raingarden early works.

2. Project Compliance

2.1 Previous Actions

2.1.1 Construction Compliance Report #18

Two non-compliances remained open from the previous compliance reporting period (CCR #18, October 2024 – March 2025). The status of these non-compliances is identified in Table 2-1 below.

Table 2-1 Open non-compliances identified by CCR#18

CoC Reference	Detail	Current Status
A2	Non-compliances have been identified against other CoC within this CCR, resulting in a subsequent non-compliance with CoC A2(a).	All non-compliances identified by CCR #18 have been resolved. The subsequent non-compliance recorded against CoC A2 is now closed. **Closed**
B21A	Negotiations between TfNSW and National Intermodal, supported by ESR, are ongoing. Satisfaction of condition subject to completion of agreements inclusive of final timing for contribution payments. Condition timing has not been complied with.	Contributions were paid on 9 October 2024 (INV No. 900212777). **Closed**

2.1.2 Independent Environmental Audit

No Independent Environmental Audits were completed during the reporting period.

2.2 Environmental Incidents

No reportable environmental incidents occurred during the reporting period.

2.3 Non-Compliances

Zero non-compliances were identified during the reporting period.

2.4 Complaints Management

Complaints and enquiries are managed in accordance with the Community Communication Strategy (Rev 12, 03 December 2024).

The details of these complaints, enquiries and the subsequent responses are recorded in the community complaints register, which is maintained across the entire MIP, including the MPE Stage 2 Development. The register does not differentiate between development consents or work stages. As such, some complaints may be duplicated within the compliance reporting documentation across the MIP.

No complaints directly related to MPE Stage 2 construction activities were received during the reporting period.

3. Compliance Summary

At the completion of this compliance reporting period, it has been determined that MPE S2 construction works have generally been undertaken in accordance with: (where applicable):

- Conditions of consent
- Finalised compilation of mitigation measures
- Approved CEMP and sub-plans.

Periodic review of compliance against the CoC will continue to be undertaken throughout construction.

4. Compliance Report Declaration

Project Name	Moorebank Logistics Park – MPE Stage 2
Project Application Number	SSD 7628
Description of Project	Development of an intermodal facility, including warehouse and distribution facilities, freight village (ancillary site and operational services), stormwater, landscaping, servicing and associated works on the eastern side of Moorebank Avenue, Moorebank.
Project Address	Moorebank Intermodal Precinct
Proponent	The Trust Company Limited (ACN 004 027 749)
Title of Compliance Report	Six-monthly Construction Compliance Report #19
Date	30/09/2026

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately, and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report;
- the Compliance Report is an accurate summary of the compliance status of the development.
Notes:
- 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 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 (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
- 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 Authorised Reporting Officer	[redacted]
Title	Associate Director
Signature	[redacted]
Qualification	BSc
Company	Aspect Environmental
Company Address	Lvl 36, 1 Macquarie Place, Sydney NSW 2000

Appendix A - SSD 7628 Compliance Tracking Table

Approval (ID)	Condition	Development Phase	Evidence and comments	Compliance Status
Compliance Requirement				
Part A Administrative				
(ID)	**Obligation to Minimise Harm to the Environment**			
A1	In addition to meeting the specific performance measures and criteria established under this consent all reasonable measures must be implemented to prevent, and if prevention is not reasonable, minimise, any harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At All Times	All environmental management plans and strategies.	**Compliant**
	Terms of Consent			
A2	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 Secretary in relation to this consent; c) in accordance with the EIS, Submissions Report, Consolidated assessment clarification responses, and updated Biodiversity Assessment Report; d) in accordance with the amended Development Layout Plans and Design Plans, amended WSUD plans and amended architectural plans to be submitted for the Secretary's approval as part of this consent; and e) in accordance with the management and mitigation measures at APPENDIX B of this consent ~~and~~ (f) in accordance with modification application SSD-7628-Mod-2 and supporting documentation (g) in accordance with modification application SSD-7628-Mod 6 and supporting documentation.	At All Times	Verified through the completion of this Construction Compliance Report #19 and independent environmental auditing undertaken during the reporting period.	**Compliant**
A3	The Secretary may make written directions to the Applicant: a) as a result of the Department's assessment of any strategy, plan, program, review, audit, notification, report or correspondence submitted under or in relation to this consent: b) as a result of the Department's assessment of any review, report or audit undertaken or commissioned by the Department regarding compliance with this consent or in relation to an incident (whether notified to the Department or not); and c) in relation to the implementation of any actions or measures contained in any of the documents listed in condition A2.	At All Times	No written directions were received from the Secretary during the reporting period.	**Not Triggered**
A4	The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e) to A2(f). In the event of any inconsistency, ambiguity or conflict between any of the documents listed in condition 2(c) and A2(e) to A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. For the purpose of this condition, there will be an inconsistency between documents if it is not possible to comply with both the condition or direction and the document.	At All Times	Noted.	**Not Triggered**

	Limits of Consent			
A5	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under Section 95 of the EP&A Act.	Construction	DPHI were notified of commencement for early works and construction (via email) on 27 February 2018.	**Compliant**
A6	The total volume of spoil to be imported, including fill required to raise Moorebank Avenue and spoil imported during early works must not exceed 600,000m^3.	Construction	The total permissible volume of fill, including fill required to raise Moorebank Avenue and spoil imported during early works is 970,000m^3. The total volume comprises of the following: - 600,000m^3, approved under the SSD 7628 development consent; - 120,000m^3, approved by the Department's letter, dated 8 June 2018; and - 250,000m^3, approved under RfMA-014, dated 17 September 2019. No importation has occurred during the reporting period. The total volume imported under SSD 7628 remains below the identified limit.	**Compliant**
A7	No works are permitted with the Defence Joint Logistics Unit site under this approval.	Construction	No works were undertaken within the DJLU site during the reporting period.	**Compliant**
A8	The container freight road volume must not exceed 250,000 TEUs p.a., subject to the exception identified in condition A9, which may only be considered under condition A9 after the facility has been in operation.	Operation	This compliance report relates to construction only.	**Not Triggered**
A9	The movement of container freight by road may exceed the 250,000 TEU limit p.a. by up to a further 250,000 TEU p.a., if the Secretary is satisfied that traffic monitoring and modelling of the operation of the facility demonstrate that traffic movements resulting from the proposed increase in TEU will achieve the objective of not exceeding the capacity of the transport network.	Operation	yea	**Not Triggered**
A10	In determining the TEU limit, the Secretary may take account any roadworks or mitigation measures proposed under a Voluntary Planning Agreement to minimise traffic impacts.	At All Times	Noted.	**Not Triggered**
A11	The maximum GFAs for the following uses apply: a) 300,000m^2 for the warehousing and distribution facilities; and b) 8,000m^2 for the freight village.	Operation	This compliance report relates to construction only.	**Not Triggered**
A12	The warehousing and distribution facilities' must only be used for activities associated with freight using the MPE Stage 1 intermodal terminal.	Operation	This compliance report relates to construction only.	**Not Triggered**
A13	Freight village tenants and occupations are restricted to those activities that provide: a) ancillary support for the development, its tenants, worker population and visitors; b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMT development and/or: c) provide aligned services to the intermodal functions. Prior to occupancy of any freight village tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Secretary demonstrating that the proposed activity complies with this condition.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Staged Submission of Strategies, Plans or Programs			
A14	With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	At All Times	Management plans for early works and construction were delivered in accordance with the approved Document Delivery Strategy (rev 5, dated 22 February 2018). No new management strategies, plans or programs have been staged during the reporting period.	**Not Triggered**
A15	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program.	At All Times	Management plans for early works and construction were delivered in accordance with the approved Document Delivery Strategy (rev 5, dated 22 February 2018). No new management strategies, plans or programs have been staged during the reporting period.	**Not Triggered**
	Combined Submission of Strategies, Plans or Programs			
A16	With the approval of the Secretary, any strategy, plan or program required by this consent may be combined.	At All Times	Management plans for early works and construction were delivered in accordance with the approved Document Delivery Strategy (rev 5, dated 22 February 2018). No new strategies, plans or programs have been combined during the reporting period.	**Not Triggered**
A17	In seeking the Secretary's approval, a clear relationship must be demonstrated between the strategies, plans or programs that are proposed to be combined.	At All Times	Management plans for early works and construction were delivered in accordance with the approved Document Delivery Strategy (rev 5, dated 22 February 2018).	**Not Triggered**
	Notification of Commencement			
A18	The of commencement of each of the following phases of the development must be notified to the Department, at least one month before that date: a) early works; b) fill importation; c) construction; d) operation; and e) occupation. If the construction, operation or occupation of the development is to be staged, then the Applicant must notify the Department in writing at least one month before the commencement of each stage, and clearly identify the development to be carried out in that stage.	Pre-Construction	DPHI was notified via email for early works and construction on 27 February 2018. DPHI will be notified of commencement of future phases of development.	**Compliant**

	Evidence of Consultation			
A19	Where conditions of this consent require a document to be prepared in consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Secretary for approval; (b) provide evidence that at least two weeks was provided for the relevant party to comment on the document; and (c) include in the document: (i) details of the consultation undertaken; (ii) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and (iii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At All Times	Stakeholder consultation and outcomes are detailed in approved management plans as required.	**Compliant**
	Statutory Requirements			
A20	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits, approvals and consents.	At All Times	Specific licence/permit requirements are addressed in relevant management plans for construction and operations.	**Compliant**
	Demolition			
A21	All demolition work must be carried out in accordance with the latest version of Australian Standard AS 2601-2001: The Demolition of Structures (Standards Australia, 2001) and the requirements of the Work Health and Safety Regulation 2011.	Pre-Construction	No demolition work was undertaken during the reporting period. Section 1.3.3 of the revised CEMP (rev 19, 3 December 2024) describes requirements relating to demolition. The CEMP is being implemented on site.	**Not Triggered**
	Design Master Plans			
A22	Prior to construction, the Applicant must prepare amended Development Layout Plans and Design Plans to the satisfaction of the Secretary which achieve the improvements and revisions referred to in conditions B139 and B140 and 141, including integration of Water Sensitive Urban Design (WSUD) and landscape design.	Pre-Construction	Development Layout Plans and Design Plans for Warehouse Precinct 1 (issue B and C) dated 20 June 2010 were approved by the DPHI on 3 July 2018. Revised Development Layout Plans were approved by DPHI on 4 September 2020 as part of the Urban Design and Landscape Plan for Areas 1 and 2 (rev 9C, dated 12 August 2020). The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI for information on the 18 December 2022 (revision 13) and is currently being implemented.	**Compliant**

	Water Sensitive Urban Design			
A23	Prior to commencement of early works and fill importation, the Applicant must prepare Amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that: a) the stormwater and drainage systems for the development will operate independently of any works proposed as part of the MPW Stage 2 development application (SSD 7709) that have not been incorporated in this development, unless development consent has been granted to those works under SSD 7709 prior to commencement of early works and fill importation; b) adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event; c) on site detention basins are visually unobtrusive; d) that the designs of the basins, and associated setbacks and fencing, ensures public safety; e) adequate site area has been provided for stormwater treatment; f) design of stormwater treatment systems minimises the risk of failure; and g) setback of drainage work and fencing has been finalised in consultation with TfNSW. Note: Notwithstanding modification application SSD-7628-Mod-2, all drainage on the site must comply with this condition.	Pre-Construction	The Stormwater Management Plan (SMP) was approved by DPHI to be submitted as part of a suite of phased documentation. SMP-W1P (rev 2) - 28 June 2018 was for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (Rev 2, 28 June 2018), was approved by DPHI on 2 July 2018. The revised version (rev 5) dated 7 June 2019 is being implemented on site. The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe, was approved by DPHI on 18 March 2020 on the condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. Following confirmation that TfNSW accepted the final design drawings for OSD 10 as part of the Moorebank Avenue Upgrade Works, the Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was revised and resubmitted in accordance with the conditional approval. The revised Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021.	**Compliant**

	Architectural Plans			
A24	Prior to commencement of permanent built surface works and/or landscaping, the Applicant must prepare amended architectural plans that reflect updated plans required under the conditions.	Pre-Construction	The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI for information on the 18 December 2022 (revision 13) and is currently being implemented.	**Compliant**
	Access for People with a Disability			
A25	The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility so that all people can enter and use these premises. Access is to meet the requirements of the Disability Discrimination Act 1992, relevant Australian Standards and Building Code of Australia (BCA).	Detailed Design	The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI for information on the 18 December 2022 (revision 13) and is currently being implemented. Condition requirement is verified by the Certifying Authority prior to the issuing of occupation certificates for the Development. No new occupation certificates have been received during the reporting period.	**Compliant**
	Structural Adequacy			
A26	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development must be constructed in accordance with the relevant requirements of the BCA. Note: • Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Detailed Design	Condition requirement is verified by the Certifying Authority prior to the issuing of construction/operation certificates for the Development. No new construction or occupation certificates were received during the reporting period.	**Compliant**
	Utilities and Services			
A27	Before the construction of any utility works associated with the development, approvals required from service providers must be obtained.	Pre-Construction	Utilities connections for warehouse development will be from the MPE Stage 1 Site and approvals from utilities providers will not be required. Table 9 of CEMP (rev 4) dated 5 April 2018. The Revised CEMP (rev 19) was finalised 3 December 2024 and is currently being implemented on site. Utility adjustments works consisting of sewer rising main continued to be installed during the reporting period. Sydney Water job specific letter for sewer rising main works was received on the 07/09/2022 (Case Number: 180619). Removal of redundant Telstra connection and watermain were undertaken during reporting period. Confirmation receipt of payment for the effecting utilities relocation is demonstrated in invoice from Telstra Infra Co (14/11/2023). No utilities works were completed during the reporting period. No utilities approvals were required during the reporting period.	**Compliant**
A28	Prior to operation of the development, a compliance certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994 must be obtained.	Pre-Operation	This is a construction compliance report.	**Not Triggered**

	Protection of Public Infrastructure			
A29	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of utility 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 between the M5 and the site and any local roads identified in the Heavy Vehicle Route Plan required under condition B2 (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Secretary and Council.	Pre-Construction	Dilapidation surveys were undertaken prior to commencement of construction of the MPE S1 and MPW S1 Developments. Dilapidation surveys are applicable to the whole Precinct. The reports were resubmitted to DPHI, via email on 8 June 2018, prior to commencement of construction of the MPE S2 Development.	**Compliant**
A30	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	At All Times	No damage to public infrastructure occurred during the reporting period and no relocation of public infrastructure has been necessary.	**Not Triggered**
	Local Development Contributions			
A31	Prior to the issue of a Construction Certificate, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value ($3,577,900) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to section 94B(2) of the EP&A Act 1979.	Pre-Construction	Receipt for Local Development Contributions was received from Liverpool City Council on 15/06/2018.	**Compliant**
	Operation of Plant and Equipment			
A32	All plant and equipment used at the site or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	At All Times	BMD toolbox talk material includes a requirement to undertake equipment inspections and confirm equipment readiness prior to use.	**Compliant**

*Writing in red font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 2 Consolidated Consent in January 2020.
*Writing in green font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 3 in December 2020.
*Writing in blue font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 4 in January 2021.
*Writing in orange font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 1 in March 2022.
*Writing in purple font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 5 in September 2023.
*Writing in pink font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 6 in February 2024.

Approval (ID)	Condition	Development Phase	Evidence and comments	Compliance Status
Compliance Requirement				
Part B - Environmental Performance and Management				
B1	The Applicant must: (a) prepare each plan, program and other documents in consultation with the specified stakeholders; (b) not commence each phase of the project until the plans, programs and other documents required under this consent are approved by or, where not required to be approved, submitted to the Secretary specified within the timeframes; and (c) implement the most recent version of the required plans and programs approved by the Secretary for the duration of the development.	At all times	Record of consultation included in all plans, programs and documents, as required. Commencement of construction works occurred outside the current reporting period. The most recent approved versions of plans are being implemented in accordance with this condition.	**Compliant**

	Traffic and Access			
B2	Prior to commencement of early works and construction, the Applicant must prepare a Construction Traffic and Access Management Plan (CTAMP) to the satisfaction of the Secretary. The Plan must form part of the CEMP required by condition C1 and must: (a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Secretary; (b) be prepared in consultation with Council, TfNSW and ~~RMS~~ TfNSW; (c) include details of all transport routes and traffic types to be used for development-related traffic, access and parking arrangements; (i) include a protocol for undertaking dilapidation surveys to assess the existing condition of the transport routes prior to construction works; and (ii) condition of the transport routes following construction works; (d) include a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction and demolition works; (e) include details of: (i) staging of construction works; (ii) construction vehicle routes; (iii) heavy vehicle movements associated with spoil and demolition material transport off-site; (iv) construction traffic generation; (v) hours of construction; (vi) parking for workers; and (vii) access arrangements. (f) include a Heavy Vehicle Route Plan detailing: (i) the origin and destination of spoil / fill and demolition material; and (ii) details of the heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs). (g) include details of the measures to be implemented to minimise traffic safety issues and disruption to local road users including pedestrians / cyclists during construction works, including: (i) temporary traffic controls, including detours and signage; (ii) how two lanes of traffic on Moorebank Avenue will be available at all times during construction (unless otherwise approved by ~~RMS~~ TfNSW); (iii) temporary traffic controls, including detours and signage; (iv) notifying the local community about development-related traffic impacts; (v) responding to any emergency repair requirements or maintenance during construction; and (vi) a traffic management system for managing over sized vehicles. (h) include a driver's code of conduct that requires: (i) compliance with specified travelling speeds; (ii) drivers to adhere to specified transport routes, including no access from Cambridge Avenue; and (iii) drivers to implement safe driving practices. (i) include a program to monitor the effectiveness of these measures; and (j) detail procedures for notifying residents and the community (including local schools), of any potential disruptions to transport routes.	Pre- Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) was approved by the DPHI on 15 June 2018. CTAMP-B (rev K, dated 6 December 2019) was approved by the Secretary on 13 December 2019. The revised CTAMP-B (rev P, 3 December 2024) was approved by DPHI on 12 February 2025 as part of the annual review, Modification 5 determination and a Request for Minor Amendment, and other administrative changes and is currently being implemented on site. It was endorsed by the ER as being consistent with the relevant consent requirements.	**Compliant**

B3	The Applicant must: (a) not commence early works or construction until the Construction Traffic Management Plan required by condition B2 is approved by the Secretary; and (b) carry out the development in accordance with the most recent version of the Construction Traffic Management Plan approved by the Secretary.	Pre- Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) was approved by the DPHI on 15 June 2018 prior to the commencement of construction. The revised CTAMP-B (rev P, 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025.	**Compliant**
B4	A Road Occupancy Licence is to be obtained from the Transport Management Centre for any works that may impact on traffic flows on Moorebank Avenue or the adjoining State road network during construction activities.	Pre- Construction	Road Occupancy Licences are in place for all works that may impact the surrounding traffic network, including for the Moorebank Ave upgrade works. The requirement to obtain road occupancy licences is addressed in Section 2.2.1 of the approved CTAMP (rev P, 3 December 2024, approved by DPHI on 12 February 2025). A Works Agreement Deed (WAD) is in place for Moorebank Avenue Upgrade Works. The WAD was executed on 25 May 2020.	**Compliant**
B5	A construction zone will not be permitted on Moorebank Avenue without the express approval of ~~RMS~~ TfNSW.	Pre- Construction	Prior to the establishment of construction zones on Moorebank Ave, approval will be sought from TfNSW. Addressed in Section 2.2.1 of the CTAMP-B (rev P, 3 December 2024). A WAD is also in place for MPE Stage 1 and part MPE Stage 2 works. The WAD was executed on 25 May 2020. No construction zone required on Moorebank Avenue under MPE S2 during the reporting period.	**Not Triggered**
B6	All demolition and construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	Construction	There is adequate space on the internal access road for construction vehicles to park/queue as required. Condition requirement is addressed in Section 3.1.5 of the approved CTAMP-B (rev P, 3 December 2024). No complaints relating to queuing were received during the reporting period.	**Compliant**
B7	All vehicles are to enter and leave the site in a forward direction.	Construction	Management measure (TA-25) addresses this requirement and is included in Section 3.2.21 of the approved CTAMP-B (rev P, 3 December 2024).	**Compliant**
B8	All trucks entering or leaving the site with loads must have their loads covered and must not track dirt onto any public road.	At all times	Condition requirement is addressed in the Driver's Code of Conduct, located in Appendix B of the approved CTAMP-B (rev P, 3 December 2024).	**Compliant**

	Road Safety Audit			
B9	Prior to commencement of any importation of site fill, the Applicant must undertake a Road Safety Audit for heavy vehicle movements associated with the importation of fill, for construction vehicle swept paths in and out of the development site via the proposed temporary construction access points along Moorebank Avenue, and for motorists and construction vehicle movements along Moorebank Avenue during the staged road upgrade works identified in condition B13. The Road Safety Audit is to be prepared by an independent TfNSW accredited road safety auditor in accordance with the relevant Austroads guidelines to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed construction access arrangements and affected vehicle movements during upgrade works on Moorebank Avenue. The Applicant must recommend corrective actions for the identified safety issues and propose appropriate traffic management measures (i.e. temporary traffic signals and other traffic management measures) in consultation and with the approval of the relevant Council, TfNSW and ~~RMS~~ TfNSW.	Pre- Construction	A Road Safety Audit (19 February 2018) was completed. No corrective actions were identified.	**Compliant**

	Site Access and Layout Design Plans			
B10	The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, must be in accordance with Austroads requirements. Prior to commencement of construction on permanent infrastructure a plan must be submitted to the Secretary and ~~RMS~~ TfNSW for approval, which shows that the proposed development complies with this requirement.	Pre- Construction	Condition requirement is addressed in Section 2.1.1 of the approved CTAMP (rev P, 3 December 2024). A Works Agreement Deed (WAD) is in place for Moorebank Avenue Upgrade Works. The WAD was executed on 25 May 2020.	**Compliant**
B11	The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) must be in accordance with AS2890.1-2004 Parking facilities Off-street car parking, AS2890.6-2009 Parking facilities Off-street parking for people with disabilities and AS2890.2-2002 Parking facilities Off-street commercial vehicle facilities for heavy vehicle usage.	Detailed Design	The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. DPHI letter 05 February 2021 identifies future stages to be provided to DPHI updates and may not require separate approval. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI for information on the 18 December 2022 (revision 13) and is currently being implemented.	**Compliant**
B12	The development is to be designed so that: (a) all vehicles are wholly contained on site before being required to stop; (b) adequate parking for heavy vehicles is provided on-site to accommodate any potential delays in schedule time; (c) all loading and unloading of materials is carried out on-site; and (d) site roads accommodate buses, bus infrastructure and cyclist use for employees.	Detailed Design	The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. DPHI letter 05/02/2021 identifies future stages to be provided to DPHI updates and may not require separate approval. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI for information on the 18 December 2022 (revision 13) and is currently being implemented.	**Compliant**

	Road Infrastructure Upgrades to be undertaken by the Applicant			
B13	The Applicant is to undertake the following upgrades, in accordance with the specified timing requirements, as set out in Table 1. .	Detailed Design	Modification 1 to SSD 7628 (SSD7628_MOD1) alters the timing requirement on design approval to account for the 132,000m^2 GFA of warehousing occupied at the time of determination and was approved on 14 March 2022. Modification 5 to SSD 7628 (SSD 7628_MOD5) was completed in April 2022 and provided to TfNSW for review prior to lodgement with DPHI in August 2022 and exhibition in October 2022. MOD 5 was approved on 4 September 2023. Modification 5 adjusts the timing requirements for the completion of required road upgrades and aligns works to the approved Moorebank Avenue Realignment (SSI-10053). The 100% design for MAUW was submitted to TfNSW on 14 November 2023. Approval of the 100% design was received from TfNSW on 24 November 2024. The 100% design was subsequently submitted to DPHI on 26/11/2024. Approval for the 100% design was received from TfNSW prior to 01 December 2024.	**Compliant**
B14	A Works Authorisation Deed(s) (WAD) with ~~RMS~~ TfNSW is to be executed by the Applicant for the infrastructure listed in condition B13 the required timing for 100% design approval by ~~RMS~~ TfNSW for the relevant upgrade required by condition B13.	Construction	WAD was executed on the 25/05/2020.	**Compliant**
B15	Traffic Control Signal (TCS) plans must be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. The designs submitted to ~~RMS~~ TfNSW must be in accordance with Austroads Guide to Road Design in association with relevant ~~RMS~~ TfNSW supplements (available on www.rms.nsw.gov.au).	Detailed Design	TCS Plans are included in the executed WAD (25/05/2020). Further design and consultation with TfNSW for MAUW remains in progress.	**Compliant**
B16	~~RMS~~ TfNSW fees for administration, plan checking, civil works inspections and project management must be paid by the Applicant prior to the commencement of works. The Applicant may be required to dedicate land for the maintenance of the traffic control lights. Further details will be included in the WAD process.	Detailed Design	Noted.	**Compliant**
B17	The proposed road upgrade, road raising and widening works by the Applicant along Moorebank Avenue must be designed to meet ~~RMS~~ TfNSW requirements, and endorsed by a suitably qualified person(s). The design requirements must be in accordance with Austroads guidelines and other Australian Codes of Practice.	Detailed Design	WAD was executed on the 25/05/2020. The 100% design for MAUW was submitted to TfNSW on 14 November 2023. Approval of the 100% design was received from TfNSW on 24 November 2024. The 100% design was subsequently submitted to DPHI on 26/11/2024. Approval for the 100% design was received from TfNSW prior to 01 December 2024.	**Compliant**

B18	The works associated with traffic lights and road upgrade works detailed in condition B13 are to be designed and delivered at no cost to TfNSW or ~~RMS~~ TfNSW unless otherwise agreed by TfNSW and ~~RMS~~ TfNSW.	Detailed Design	Noted.	**Compliant**
B19	The Applicant is responsible for all works required by public utility adjustment/relocation works necessitated by the road infrastructure upgrade works and as required by the various public utility authorities and/or their agents.	Construction	Noted.	**Compliant**
B20	All works/ regulatory signposting associated with the road infrastructure upgrades must be approved by ~~RMS~~ TfNSW.	Construction	WAD was executed on the 25/05/2020. The 100% design for MAUW was submitted to TfNSW on 14 November 2023. Approval of the 100% design was received from TfNSW on 24 November 2024. The 100% design was subsequently submitted to DPHI on 26/11/2024. Approval for the 100% design was received from TfNSW prior to 01 December 2024.	**Compliant**
Road Infrastructure Upgrades - Monetary Contributions by Applicant				
B20A	The Applicant must: (a) provide a contribution in the form of a monetary contribution and / or land dedication to the minimum value of $20 million. The monetary contribution component must be provided by 31 December 2023 and dedication of land must be provided by the time to be set out in the Transport Infrastructure Contribution Deed to enable TfNSW to deliver the proposed M5 Motorway Westbound Traffic Upgrade, in lieu of the Applicant undertaking an upgrade of the Moorebank Avenue / M5 Motorway intersection, to mitigate the traffic impacts of the development; and (b) enter into a Transport Infrastructure Contribution Deed with TfNSW and any other relevant party, on terms acceptable to TfNSW including in relation to security requirements, giving effect to this Condition B20A, by 1 November 2023, unless otherwise agreed by the Secretary of Transport for NSW in writing. The Applicant is to pay TfNSW's costs associated with entry into the Transport Infrastructure Contribution Deed and any legal fees associated with the administration of the Transport Infrastructure Contribution Deed.	Construction	Contributions were paid on 9 October 2024 (INV No. 900212777).	**Compliant**
B20B	The Applicant must: (a) provide a monetary contribution in the amount of $10,261,652 by 31 December 2023 for TfNSW to deliver the proposed M5 Motorway Westbound Traffic Upgrade, in lieu of the Applicant undertaking road upgrade works at the Newbridge Road / Moorebank Avenue intersection and Moorebank Avenue / Heathcote Road intersection, to mitigate the traffic impacts of the development; and (b) enter into a Transport Infrastructure Contribution Deed with TfNSW and any other relevant party, on terms acceptable to Transport including in relation to security requirements, giving effect to this Condition B20B, by 1 November 2023, unless otherwise agreed by the Secretary of Transport for NSW in writing. The Applicant is to pay TfNSW's costs associated with entry into the Transport Infrastructure Contribution Deed and any legal fees associated with the administration of the Transport Contribution Deed.	Construction	Contributions were paid on the 20 November 2023 (INV No. 900192007). A TIC Deed has been entered into with TfNSW (21 November 2023).	**Compliant**

	Moorebank Avenue Public Road Dedication			
B21	The Applicant is to procure the dedication as public road under the Roads Act 1993 of part of the existing Moorebank Avenue (i.e. part of Lot 2 DP 1197707) and any associated land required for the road widening or upgrades between the southern boundary of the Defence Joint Logistics Unit site (Lot 3 DP 1197707) and Anzac Avenue.	Construction	MAUW construction works have not yet been completed. Dedication has not yet occurred.	**Not Triggered**
B22	The Applicant is to procure the dedication as "temporary public road" under the Roads Act 1993 of the balance of the existing Moorebank Avenue (and any associated land required for the road widening or upgrades) that is owned by the Commonwealth and is not required to be dedicated under condition B21.	Construction	MAUW construction works have not yet been completed. Dedication has not yet occurred.	**Not Triggered**
B23	The Moorebank Avenue road dedications required by conditions B21 and B22 must occur prior to the first Construction Certificate for any road works on Moorebank Avenue, unless otherwise agreed by the Secretary of Transport for NSW.	Construction	MAUW construction works have not yet been completed. No construction certificates for MAUW have been obtained. Dedication has not yet occurred.	**Not Triggered**
B24	The Applicant must pay all costs incurred by Council and/or ~~RMS~~ TfNSW in relation to conditions B21 and B22.	Construction	Noted.	**Not Triggered**
	Operating Traffic			
B25	The Applicant must ensure: (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 version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002); b) the final configuration of the internal road network is established and available for use prior to occupation of the freight village or any warehousing; c) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines; d) the development does not result in any vehicles queuing on the public road network; e) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; f) all vehicles are wholly contained on site before being required to stop; g) all loading and unloading of materials is carried out on-site; h) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto any public road; and i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times	Detailed Design	This compliance report relates to construction only.	**Not Triggered**

	Operational Traffic and Access Management Plan			
B26	The Applicant must prepare an Operational Traffic and Access Management Plan to the satisfaction of the Secretary. The Plan is to be developed in consultation with the relevant Council, TfNSW and ~~RMS~~ TfNSW. The plan must be approved by the Secretary prior to the commencement of operation. The Plan must be prepared by a suitably qualified and experienced person(s), and must: (a) demonstrate how the development will be managed during operation to meet the requirements of this development consent; (b) detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; (c) detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network; (d) detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; (e) set out procedures for collecting the information required to prepare the Biannual Trip Origin and Destination Report required under condition B28; (f) incorporate the Workplace Travel Plan as required under condition B29; (g) include a driver's code of conduct that requires: (i) compliance with specified travelling speeds; (ii) drivers to adhere to specified transport routes including no access from Cambridge Avenue; and (iii) drivers to implement safe driving practices. (h) include a program to monitor the effectiveness of these measures	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B27	The Operational Traffic and Access Management Plan required by condition B26 must be implemented by the Applicant for the duration of operations.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B28	The Applicant is to prepare a Biannual Trip Origin and Destination Report each six months following commencement of any operation (in a format agreed with TfNSW and ~~RMS~~ TfNSW) that advises: a) the number of actual and standard twenty foot equivalent shipping containers despatched and received during the period; b) the number of days in the period that the truck gate was open for despatching trucks 24 hours a day, 7 days a week and detail any exceptions to this and advise actual hours of operation; c) records of vehicle numbers accessing the site; and d) representative vehicle origins and destinations; based on a cordon in the surrounding network. A framework for recording and reporting on the data required for the report, prepared to the satisfaction of Tens and ~~RMS~~ TfNSW, is to be submitted to the Secretary three months prior to the commencement of operation. The report is to be submitted within one month of its preparation throughout operation of the project, starting six months from the commencement of operation, unless otherwise agreed by the Secretary, TfNSW and ~~RMS~~ TfNSW. The cordon count at (d) above will: i) apply to all classes of vehicles; and ii) cover the intermodal terminal, the warehousing facility and any other uses such as the freight village.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**

	Workplace Travel Plan			
B29	Prior to the issue of any Occupation Certificate, the Applicant must prepare a Workplace Travel Plan to the satisfaction of the Secretary. The Workplace Travel Plan must form part of the Operational Traffic and Access Management Plan required by condition C3, and must: (a) be prepared in consultation with TfNSW; (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; (c) describe pedestrian and bicycle connections and linkages to and from the site from Moorebank Avenue and within the site including between warehouses and the freight village; (d) describe end of trip facilities available on-site which are to include under cover bike storage, showers and change facilities - the layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities; and (e) include the results of negotiations with the relevant agencies/ authorities as required to facilitate the staged delivery of the public transport infrastructure including: (i) construction of a covered bus drop off/ pick up facility within the site to encourage the use of buses for employees; (ii) review and rationalisation of the locations of Route 901 bus stops in the vicinity of the site to match the proposed northern terminal entry location and enhance accessibility; (iii) peak period and SIMTA shift work responsive express buses to /from the site and Liverpool Station via Moorebank Avenue and Newbridge Roads with frequency dependent on the development of the site; (iv) peak period express buses to/ from the site and Holsworthy rail station via Anzac Road, Wattle Grove Drive and Heathcote Road with frequency dependent on the development of the site; (v) potential to extend the Route 901 bus through the site via the light vehicle road and increasing peak period bus service frequencies to better match the needs of existing and future employees of the locality with frequency dependent on the extent of development of the site; and (vi) changes to existing bus stop locations and the identification of new bus stop locations if required. (f) include provision of annual reporting of employee numbers to DP&E, Transport for NSW and ~~RMS~~ TfNSW for a period commencing one year from commencement of operation up to and including 5 years from occupation of final building.	Pre-Occupation	This compliance report relates to construction only.	**Not Triggered**
B30	The Applicant must ensure that the Workplace Travel Plan is implemented for the life of the development.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Concrete Batching Plant			
B31	The applicant must prepare must prepare a Concrete Batching Plant Management Plan to the satisfaction of the Secretary. The plan must be approved by the Secretary prior to the establishment of Concrete Batching Plant and form part of the CEMP required by condition C1. The Plan must be prepared by a suitably qualified and experienced person(s) and detail the establishment and operation of the Plant including: (a) demonstrate how the development will be managed during construction to meet the requirements of this development consent; (b) a description of the works proposed to be undertaken; (c) a description of the plant, equipment and materials to be used and/or stored on each site, including dangerous and hazardous goods; (d) a summary of the potential environmental impacts associated with the establishment and operation of the facility; (e) details of the mitigation, monitoring and management procedures specific to the plant that would be implemented to minimise environmental and amenity impacts during both site establishment and operation; (f) include a program to monitor the effectiveness of these measures; (g) details of how waste is to be managed in association with the operation of the Plant; (h) detail any licenses required to discharge waste from the plant; and (i) mechanisms for the monitoring, review and amendment of the Ancillary Facilities Management Plan.	Pre- Construction	The Construction Environmental Management Plan (rev 4, dated 5 April 2018)) was approved by DPHI on 8 June 2018. The revised CEMP (rev 19, 3 December 2024, approved 12 February 2025) is currently being implemented on site and has considered the requirement for a Concrete Batching Plant (CBPMP) (Appendix F) should it arise. The requirement for CBPMP has not been triggered.	**Not Triggered**

	Geotechnical			
B32	A Site Specific Earthworks Specification must be prepared by a suitably qualified and experienced person(s) in accordance with the Geotechnical Interpretive Report prepared by Golder Associates, dated 11 November 2016.	Detailed Design	The Warehouse 1 Area - Filling and Earthworks Requirements for the Warehouse 1 Area was prepared on 6 September 2018 by Golder Associates Pty Ltd. MPE Earthworks Specification (dated 7 June 2019) was prepared by Golder Associates to cover the technical requirements and construction standards for earthworks for the MPE Site, excluding the Warehouse 1 Area.	**Compliant**
B33	Prior to construction of permanent built works, a geotechnical engineer must prepare a works-as-executed report detailing encountered geotechnical conditions and how residual geotechnical constraints can be accommodated within the structural designs for the development. The structural design must be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.	Pre- Construction	The Warehouse 1 Area Earthworks Completion Report was submitted on 16 April 2019 by Golder Associates Pty Ltd. Warehouse 3 and 4 Earthworks Completion Report (dated 9 September 2019) was prepared by Golder Associates. Warehouse 5 Earthworks Completion Report (dated 9 November 2019) was prepared by Golder Associates. Warehouse 6 Earthworks Completion Report (dated 20 January 2021) was prepared by Golder Associates. Warehouse 7 Earthworks Completion Report (dated 30 March 2021) was prepared by Golder Associates. Warehouse 8 Earthworks Completion Report (dated 30 March 2021) was prepared by Golder Associates. Area within warehouse 8 footprint has been devolved into the revised Warehouse 6 and 7 (Area 3) footprint per updated UDLP (rev 13, December 2022). Completion reports for the remainder of the MPE S2 Site will continue to be provided when earthworks activities have concluded. A Works-As-Executed Report will be provided for Area 6 (MAUW) upon the completion of earthworks activities.	**Compliant**

B34	Prior to early works, fill importation or any other surface disturbance, the Applicant must prepare a Soil and Water Management Plan (SWMP) to the satisfaction of the Secretary. The plan must form part of the CEMP required by condition C1 and must include: (a) measures to verify the properties of fill imported to the site (see condition (b)); (b) plans showing limits of clearing, filling and other earthworks and vegetation to be retained and protected; (c) plans showing temporary access points and haul roads within the site for fill stockpiling and placement; (d) plans showing the location of stockpiled fill and other materials and storage areas (see condition (c)); (e) An Erosion and Sediment Control Plan (see condition B39) (f) measures to minimise dust, erosion and prevent migration of soil off site and migration into constructed and natural drainage lines (see condition B39); (g) details on design and maintenance of temporary stormwater drainage infrastructure including sediment basins and temporary diversion channels around temporary work obstructions to allow low and normal flows to safely bypass the work areas and to separate clean and dirty water flows (see condition B39); (h) details of existing stormwater infrastructure to be retained, including upgrades to meet design criteria, and design and maintenance of proposed new infrastructure (see conditions B40); (i) evidence that agreement has been obtained: (i) to discharge stormwater through adjacent sites; (ii) for any necessary upgrade works to be constructed; (iii) for undertaking maintenance activities; (iv) use of OSD basins on other sites, such as the MPW site, for this development, and (v) evidence that an easement has been obtained or is currently in place to discharge water through adjacent sites; (j) evidence that a drainage easement is in place to discharge stormwater through the MPW site, and to provide OSD basins within the MPW site, for this development, and that drainage infrastructure within the MPW site to the Georges River has been repaired or upgraded to the satisfaction of the Secretary prior to completion of construction of the temporary MPE Stage 2 sediment basins. (k) confirmation that the stormwater drainage systems in adjacent sites are designed, or can be upgraded to accept flows from the MPE site, including provision of scour protection at discharge points; (l) demonstrate no impact on Anzac Creek flood levels or flood extents due to filling of the MPE site; (m) demonstrate no change to stormwater flows directly entering proposed biodiversity offset areas; (n) demonstrate no deterioration in the quality of stormwater discharged from the site into proposed biodiversity offset areas; and (o) demonstrate that stormwater leaving the site meets the design water flow and water quality criteria (see condition B44 water quality monitoring).	Pre- Construction	The Construction Soil and Water Management Plan (CSWMP) (rev 6,dated 7 June 2018) was approved by the DPHI on 8 June 2018. The Revised CSWMP (rev 21, 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025.	**Compliant**

	Spoil Management			
B35	The Applicant must ensure that only VENM or ENM, or other material approved in writing by EPA is brought onto the site.	Construction	The Construction Soil and Water Management Plan (CSWMP) (rev 6, dated 7 June 2018) was approved by the DPHI on 8 June 2018. The Revised CSWMP (rev 21, 24 October 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Condition requirement is addressed in Section 2.1.1.1 of the approved CSWMP. No importation occurred during the reporting period.	**Compliant**
B36	Prior to the commencement of importation of spoil, the Applicant must prepare a Spoil Management Plan to the satisfaction of the Secretary. The Spoil Management Plan must incorporate detailed information on the handling and transport of spoil, including stock pile management. The Spoil Management Plan must be approved by a NSW EPA Accredited Site Auditor prior to submission to the Secretary, to ensure that imported material will be assessed including with regard to the waste classification and site suitability. The Spoil Management Plan is to be prepared separate to, but consistent with the CEMP required by conditions C1 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) include: (i) a protocol for recording the volume, type and source of fill imported to site and vehicle registrations on a daily basis; (ii) quality assurance and quality control measures to ensure compliance with condition B35; (iii) a protocol for dealing with unexpected finds including material contamination; and (iv) independent auditing by a suitably qualified and experienced specialist; and (c) be consistent with Volume 1 of Managing Urban Stormwater: Soils and Construction ('the Blue Book') (Landcom 2004) and include: (i) Details on and the location of fill sorting, crushing and stockpiling; (ii) Plans and details on the progressive formation of stockpiles, placement and stabilisation of placed fill; (iii) Stockpiles not to exceed 10m in height with stockpiles over 4m in height to be benched, with maximum of 1V:3H slopes; (iv) Monitoring of stockpile moisture content and stockpile watering; (v) Stabilisation of stockpiles if not worked on for more than 10 days; and (vi) Stabilisation of placed fill if construction does not commence within 10 days.	Pre- Construction	The Construction Spoil Management Plan (CSpMP) (rev 4, dated 5 April 2018) was approved by the DPHI on 8 June 2018. The revised CSpMP (rev 15, 19 March 2021) was approved by DPHI on 17 January 2025 and is being implemented on site.	**Compliant**
B37	The handling of spoil during construction of the development is to be conducted in accordance with the Spoil Management Plan.	Construction	The Construction Spoil Management Plan (CSpMP) (rev 4, dated 5 April 2018) was approved by the DPHI on 8 June 2018. The revised CSpMP (rev 15, 19 March 2021) is currently being implemented on site and was approved by DPHI on 17 January 2025. Conditions requirement is addressed in Section 3.5 of the approved CSpMP.	**Compliant**
B38	Permanent fill batters to adjacent lands to be a maximum of 1V:4H and details to be provided on methods of slope stabilisation.	Detailed Design	The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. The revised MPE Stage 2 consolidated UDLP (rev 12, dated 18 December 2020) was approved by DPHI on 5 February 2021. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI for information on the 18 December 2022 (revision 13) and is being implemented.	**Compliant**

	Erosion and Sediment Control Plan			
B39	Prior to commencement of early works and fill importation an Erosion and Sediment Control Plan required as part of the Soil and Water Management Plan must: (a) be prepared by a suitably qualified person; (b) be prepared in accordance with Volume 1 of Managing Urban Stormwater: Soils and Construction ('the Blue Book') (Landcom 2004), Managing Urban Stormwater: Soils and Construction − Installation of Services, Volume 2A (OEH 2008) and Managing Urban Stormwater: Soils and Construction – Main Road Construction, Volume 2D (OEH 2008). The plan must consider likely stages of the works and provide for appropriate control of sediment and erosion for each stage. The plan must show: (i) location and extent of all necessary sediment and erosion control measures for the site; (ii) catchment plan; (iii) sediment basin(s) locations including details showing how runoff from the entire site will be directed to the sediment basin(s); (iv) all relevant details and calculations of the sediment basins including sizes, depths, flocculation, outlet design, all relevant sections, pump out systems, and depths; (v) all details of basement and other excavation pump out and dewatering treatment systems including flocculation and any proposed discharge from the site from dewatering and pump out systems; (vi) identification and management of any stormwater run-on to the site from adjacent sites; (vii) location of any temporary stockpiles (soil, spoil, top soil or otherwise) and accompanying sediment and erosion control measures; (viii) location and details of all vehicle wash down bays and associated erosion and sediment control measures such as earthen bunds; and (ix) a daily and weekly site inspection checklist consistent with IECA Best Practice Erosion and Sediment Control documents. (c) be implemented prior to commencement of early works, fill importation and construction (and any substages of these phases) and be updated as relevant to changing early works; fill importation, stockpiling and placement, and construction activities.	Pre- Construction	The Construction Erosion and Sedimentation Control Plan (CESCP) (rev 4, dated 11 February 2018), included as Appendix A of CSWMP (rev 6, dated 7 June 2018), was approved by DPHI on 8 June 2018. The Revised CSWMP (rev 21, 24 October 2024) was approved by DPHI on 12 February 2025 and is being implemented on site.	**Compliant**

	Stormwater Management Plan			
B40	Prior to commencement of early works and fill importation, an amended Stormwater Management Plan must be submitted and approved by the Secretary. The plans must be prepared by a suitably qualified person, and independently reviewed, to ensure it meets the following criteria for: (a) Drainage: (i) convey flows from low order events (up to and including the 10% AEP event from the main part of the site within the formal drainage system, with flows from rarer events (up to the 1% AEP event) conveyed in controlled overland flow paths; (ii) show the location and width of controlled overland flow paths; and (iii) provide levels to AHD confirming building floor levels are a minimum of 150 mm above the maximum design flow path levels. (b) Water Sensitive Urban Design: (i) incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications (ii) ensure that adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event; (iii) ensure on site detention basins are visually unobtrusive and ensure public safety; (iv) ensure rainwater harvesting is provided for each warehouse; (v) ensure adequate site area has been provided for stormwater treatment; and (vi) ensure design of stormwater treatment systems minimises the risk of failure. (vii) develop concept options for how 20% of the average annual volume of stormwater from the site can be reused via rainwater capture and reuse for activities including but not limited to: - irrigation, - all internal non-potable uses, - washdown - cooling towers, - heating, ventilation, and air conditioning, and - ground source heat exchange. The Applicant is to brief the Department on how these initiatives will be implemented prior too the completion of the Stormwater Management Plan. (c) Water quantity: (i) on site detention is to be provided to attenuate peak flows from the development such that both the: − 1 in 1 year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 1 year ARI event − 1 in 100 year ARI event post development peak discharge rate is equivalent to the predevelopment (un-developed catchment) 1 in 100 year ARI event; (ii) no new drainage infrastructure work within the Defence Joint Logistics Unit (DJLU) site; (iii) all on site detention basins to have maximum batter slopes of 1V:4H or, for works immediately adjacent to the Moorebank Avenue upgrade, an alternate slope gradient agreed to by ~~RMS~~ TfNSW) (iv) siting and design of on site detention basins to eliminate/ minimise excavation within the southern ordinance burial pits; and (v) maintenance access to be provided to each on site detention basin.	Pre- Construction	The Stormwater Management Plan (SMP) was approved by DPHI to be submitted as part of a suite of phased documentation. SMP-W1P (rev 2) - 28 June 2018 was for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (rev 2) - 28 June 2018, was approved by DPHI on 2 July 2018. The revised SMP-W1P (rev 5) - 7 June 2019 is being implemented on site. The SMP – Balance of Site (SMP – BoS), (Rev A, dated 12 October 2018) prepared by Costin Roe, was approved by DPHI on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. Following confirmation that TfNSW accepted the final design drawings for OSD 10 as part of the Moorebank Avenue Upgrade Works, the Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was revised and resubmitted in accordance with the conditional approval The Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021.	**Compliant**

	(d) Connection to natural creek lines: (i) on site detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary (gabion baskets and gabion mattresses are not acceptable). (e) Stormwater Quality (i) have a stormwater quality treatment train comprised of gross pollutant traps and biofiltration/ bioretention systems designed to meet the following criteria compared to a base case if there were no treatment systems in place: − reduce the average annual load of total nitrogen by 45%; − reduce the average annual load of total phosphorus by 65%; and − reduce the average annual load of total suspended solids by 85%. (ii) all stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide. (iii) all stormwater quality elements are to be installed upstream of stormwater detention basins, unless it can be demonstrated that biofiltration/ bioretention systems within the OSD basins will not suffer damage from design flows and can be maintained to achieve the water quality criteria. (iv) the area of biofiltration / bioretention systems is to be at least 1% of the catchment draining to the system, to ensure there is no short-circuiting of the system. (v) bioretention systems which are greater than 1,000m2 in area, are to be divided into cells with no individual cell greater than1,000m2. (vi) all filter media used in stormwater treatment measures must: (vi) all filter media used in stormwater treatment measures must: - be loamy sand with an appropriately high permeability under compaction and must be free of rubbish, deleterious material, toxicants, declared plants and local weeds, and must not be hydrophobic; - have an hydraulic conductivity = 100-300 mm/hr, as measured using the ASTM F1815-06 method - have an organic matter content less than 5% (w/w) - be provided adequate solar access, considering the design and orientation of OSD basins. A copy of the independent review must be submitted with the Plan. A statement from the reviewer confirming their independence and declaring any actual, potential or perceived conflicts of interest must be provided as part of the reporting of the findings and recommendations of the review. *Note: The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.*			
B40A.	OSD 9 as described in the modification application SSD-7628-Mod-2 must comply with the conditions of this consent, including Condition B40, except for Condition B40(c)(iii).	Pre- Construction	The approved Balance of Site SMP was updated to include OSD9. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. The revised Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021. OSD 9 was constructed in accordance with the approved plans.	**Compliant**
B41	Not withstanding condition B40, the Stormwater Management Plan does not require the Secretary to approve drainage works that would be designed, approved by ~~RMS~~ TfNSW, and delivered, in accordance with condition B13. However, the Stormwater Management Plan must: a) include confirmation that any such works are proposed to be designed and delivered in accordance with condition B13; and b) incorporate, and be designed in consideration of, preliminary principles for that road drainage.	Pre- Construction	Addressed in Section 1.3.1 in SMP-W1P (rev 2) - 28 June 2018, approved by the DPHI on 2 July 2018. The revised SWP- WIP (rev 3, 3 July 2018) is currently being implemented on site. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. Following confirmation that TfNSW accepted the final design drawings for OSD 10 as part of the Moorebank Avenue Upgrade Works (WAD), the Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was revised and resubmitted in accordance with the conditional approval. The revised Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021. Construction of OSD 10 has not yet been completed.	**Compliant**

B42	The amended numerical models are to be submitted to the Secretary with the Stormwater Management Plan.	Pre- Construction	The numerical models were submitted with SWP-W1P (rev 2) - 28 June 2018, and approved by the DPHI on 2 July 2018. The revised SWP- WIP (rev 3, 3 July 2018) is currently being implemented on-site. SMP submitted to DPHI for information on 7 August 2018. The Balance of Site SMP was approved by the DPHI on 18 March 2020. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. The revised Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021.	**Compliant**
	Water Quality Monitoring Program			
B43	A Stormwater Monitoring Program must be prepared in consultation with Council and OEH prior to operation and must be implemented for 5 years following completion of construction to monitor performance of the stormwater treatment system. The Stormwater Monitoring Program must form part of the Biodiversity Monitoring Strategy required by condition B106, prepared with reference to Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006).	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B44	The Stormwater Monitoring Program must: (a) assess water quality and quantity performance for operation discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and (b) include sampling locations and the frequency of sampling including wet weather sampling.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**

	Stormwater Infrastructure Operation and Maintenance Plan			
B45	Conversion of any construction stage sediment and erosion control measures into permanent stormwater quality treatment elements must only occur once the civil works (roads and drainage) have been completed for the site to ensure the treatment measure is not compromised by sediment runoff.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B46	All permanent stormwater infrastructure must be constructed in accordance with the Stormwater Management Plan approved by the Secretary and properly maintained on an ongoing basis.	Construction	The Stormwater Management Plan (SMP) was approved by DPHI to be submitted as part of a suite of phased documentation. SMP-W1P (rev 2) - 28 June 2018 was for the construction and operation of Warehouse 1 Area and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (rev 2) - 28 June 2018, was approved by DPHI on 2 July 2018. The revised SMP-W1P (rev 5) - 7 June 2019 is being implemented on site. The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe (rev A 12 October 2018), was approved by DPHI on 18 March 2020 on the condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. The revised Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021.	**Compliant**
B47	Written signoff from the design engineer(s) responsible for the construction drawings is to be provided to the Secretary certifying that the system has been constructed in accordance with the construction drawings or, where modified, this has not adversely affected the performance of the system.	Detailed Design	The Stormwater Management Plan (SMP) was approved by DPHI to be submitted as part of a suite of phased documentation. SMP-W1P (rev 2) - 28 June 2018 was for the construction and operation of Warehouse 1 Area and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (rev 2) - 28 June 2018, was approved by DPHI on 2 July 2018. The revised SMP-W1P (rev 5) - 7 June 2019 is being implemented on site. The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe (rev A 12 October 2018), was approved by DPHI on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. The revised Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021.	**Compliant**

B48	Left Blank	NA	NA	**Not Triggered**
B49	Prior to operation, the Applicant must prepare a Stormwater Infrastructure Operation and Maintenance Plan to manage the operation and maintenance of stormwater infrastructure on-site and off-site, to the satisfaction of the Secretary. The plan must form part of the OEMP required under condition C3 and must be implemented for the life of the assets and include: (a) the entity responsible for management and maintenance of the assets; including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor; (b) quarterly inspections and inspections after major rainfall events; (c) schedule for routine checking, cleaning and servicing of all devices/ systems in accordance with the manufacturer's and/or designer's recommendations; (d) records of all maintenance activities undertaken; (e) quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities; (f) results of water quality monitoring; (g) investigation, management and mitigation of water quality target exceedances; (h) annual independent auditing; and (i) provision for submission of the quarterly maintenance reports and annual independent audit reports to the Secretary, including the results of inspections, management and maintenance actions and water quality monitoring.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B50	Assets to be managed under the Stormwater Infrastructure Operation and Maintenance Plan must include the channel through the MPW site to the Georges River unless the maintenance of this infrastructure is included in an operational environmental management plan approved by the Secretary for the MPW site.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B51	The annual independent audit must be undertaken by a suitably qualified professional with demonstrable experience in WSUD. The audit is to verify the condition of the treatment system(s), verify and document that the system(s) is working as intended, verify the system(s) has been cleaned adequately, verify there is no excessive build-up of material in the system(s) and identify any issues with the treatment system(s) which require rectification for the system(s) to adequately perform its intended function.	Operation	This compliance report relates to construction only.	**Not Triggered**
	Flood Management			

B52	Before the commencement of construction, the Applicant must prepare a Flood Emergency Response Plan to the satisfaction of the Secretary. The Plan must form part of the CEMP and OEMP required by conditions C1 and C3 and must: (a) be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Secretary; (c) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007) (as may be updated or replaced from time to time); (d) include details of: • the flood emergency responses for both construction and operation phases of the development; • predicted flood levels; • flood warning time and flood notification; • assembly points and evacuation routes; • evacuation and refuge protocols; and • awareness training for employees and contractors.	Pre- Construction and Pre-Operation	Flood Emergency Response Plan (FERP) (rev 5, dated 16 April 2018) was approved by DPHI on 1 June 2018. The revised FERP (rev 14, 03 December 2024) was approved on 12 February 2025 and is being implemented on site.	**Compliant**
B53	The Applicant must: (a) not commence construction until the Flood Emergency Response Plan required by condition B51 is approved by the Secretary; and (e) implement the most recent version of the Flood Emergency Response Plan approved by the Secretary for the duration of the development.	Pre- Construction	Flood Emergency Response Plan (FERP) (rev 5, dated 16 April 2018) was approved by DPHI on 1 June 2018. The revised FERP (rev 14, 03 December 2024) was approved on 12 February 2025 and is being implemented on site.	**Compliant**

	Dust Minimisation			
B54	Best practice reactive and proactive management measures must be implemented to minimise dust generated during all works authorised by this consent.	At all times	The Construction Air Quality Management Plan (CAQMP) (rev 4, dated 11 May 2018) was approved by DPHI on 1 June 2018. The revised CAQMP (rev 18, 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025. Best practice reactive and proactive mitigation measures are outlined in Section 3.3 of CAQMP (rev 18, 3 December 2024). No complaints relating to dust were received for MPE S2 construction activities during the reporting period.	**Compliant**
B55	Deposited dust must not exceed an increase of 2g/m2/month or maximum of 4g/m2/month at the closest off site sensitive receiver.	At all times	Nine exceedances of the insoluble solids quantities were recorded at MPE S2 monitors during the reporting period. Of these nine, five exceedances were recorded between 29/04/2025 and 2/06/2025. These results were dominated by combustible matter/ organic content rather than mineral particles (dust). Given the lack of vegetation management being undertaken on site during the reporting period, and the heavy winds experienced at this time, these results are not perceived to be indicative of actual dust generation as a result of MPE S2 construction activities. Also note that due to property access constraints, depositional dust monitors are placed at the boundary of the MPE S2 Development. As such, actual results at the closest of site sensitive receiver are expected to be lower than that reported on.	**Compliant**
B56	During construction: (a) fill importation must not exceed 22,000m3 per day; (b) exposed areas and stockpiles must be watered regularly to minimise dust emissions; (c) water carts must be used to control dust emissions from vehicles travelling on unpaved surfaces, and graders and dozers pushing fill material; (d) grader and bulldozer travel routes and the fill material being handled must be suitably moist; (e) water must be used as appropriate to maintain moisture in the fill material being bulldozed, such that dust emissions would be halved relative to not applying the water; (f) water may be applied prior to fill being delivered to site, provided that the same effect is achieved as in (e) above; (g) all trucks entering or leaving the site with loads must have their loads covered; (h) trucks associated with the development must not track dirt onto public roads; (i) public roads used by trucks associated with the development must be kept clean; and (j) land stabilisation works must be carried out progressively on site to minimise exposed surfaces.	Construction	No importation has occurred during the reporting period. The 22,000m^3 limit on fill importation has been modified by CoC A9 of SSD 10431 (MPW 3) which was approved by the Independent Planning Commission on 11 May 2021. Appropriate notice was provided to the Minister for Planning and Public Spaces under cl 97(1) of the Environmental Planning and Assessment Regulation 2000 (NSW) on the 19 July 2021. The daily importation limit was amended to 13,000m^3. Section 3.3 of the CAQMP (rev 18, 3 December 2024) includes mitigation measures relevant to the requirements of this CoC.	**Compliant**

	Construction Air Quality Management Plan			
B57	The Applicant must prepare a Construction Air Quality Management Plan (AQMP) to the satisfaction of the Secretary. The AQMP must be prepared by a suitably qualified and experienced person(s). The Construction AQMP must form part of the CEMP required by condition C1. The AQMP must include: (a) a Construction Air Quality Monitoring Program; (b) identification of sources (including stockpiles and open work areas) and quantify airborne pollutants; (c) best practice reactive and proactive control measures that will be implemented for each emission source including measures to prevent the emission of visible dust from the site as listed in condition B56; (d) provisions for the implementation of additional mitigation measures in response to issues identified during monitoring and reporting; (e) for all emission sources at the site: (i) key performance indicator(s); (ii) monitoring method(s); (iii) location, frequency and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and (vii) compliance monitoring.	Pre- Construction	The CAQMP (rev 4, dated 11 May 2018) was approved by DPHI on 1 June 2018. The revised CAQMP (rev 18, 3 December 2024) was approved by DPHI on 12 February 2025 and is being implemented on site.	**Compliant**
B58	Air quality monitoring must be undertaken during early works, fill importation and construction.	Construction	Air quality monitoring continues to be undertaken during construction works.	**Compliant**

	Operational Air Quality Management Plan			
B59	The Applicant must prepare an Operational AQMP to the satisfaction of the Secretary for the entire precinct (MPE + MPW), unless this has been prepared and approved under an approval for the MPW site. The AQMP must be prepared by a suitably qualified and experienced person(s) and must form part of the OEMP required by condition C3. The AQMP must include: (a) identification of sources and quantify airborne pollutants; (b) best practice reactive and proactive control measures that will be implemented for each emission source; (c) provisions for the implementation of additional mitigation measures in response to issues identified during monitoring and reporting; (d) for all emission sources associated with site operations: (i) key performance indicator(s); (ii) monitoring method(s); (iii) location, frequency and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and (vii) compliance monitoring.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B60	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	At all times	Section 3.4 of the CAQMP (rev 18, 3 December 2024) are implemented during construction to avoid and minimise dust and odour impacts to surrounding sensitive receivers. Appropriate implementation of these controls reduces the risk of dust and odour impacts during construction of the Development. No complaints received or incidents raised related to odours during the reporting period. No complaints relating to odour were received during the reporting period.	**Compliant**
B61	Equipment must be installed and operated in accordance with best practice to ensure that the development complies with all load limits, air quality criteria, air emission limits and air quality monitoring requirements as specified under this consent.	At all times	Section 3.4 of the CAQMP details management measures regarding the installation and operation of equipment. Revision 18 of the CAQMP (3 December 2024) is being implemented on site.	**Compliant**

	Noise Monitoring			
B62	Prior to early works, the Applicant must undertake noise monitoring in accordance with INP to verify RBLs for the closest sensitive receivers.	Pre- Construction	Noise monitoring was undertaken from 05 December 2017 to 18 December 2017. Monitoring conducted and is presented in the Wilkinson Murray 12186-M2 Report version C, dated January 2018. No additional management measures and no adjustments to the NMLs were required.	**Compliant**
B63	Prior to early works and fill importation, the Applicant must submit a Noise Monitoring Report detailing the results of background noise monitoring, any resulting adjustment of NMLs for the development and any additional noise mitigation measures to be include in the CEMP required under condition C1.	Pre- Construction	The Noise Monitoring Report required by CoC B63 was submitted to DPHI on 06 February 2018. DPHI acknowledged receipt on 20 February 2018.	**Compliant**
B64	Continuous noise monitoring at sensitive receivers must be undertaken during early works, fill importation, construction and for at least 12 months following occupation of the entire site.	At all times	Four continuous noise monitors were installed at sensitive receivers in May 2019. Continuous noise monitoring continues to be undertaken during construction.	**Compliant**
	Construction Hours			**Compliant**
B65	The construction hours detailed in Table 2 must be complied with, except where they may be undertaken under condition B66. See Table 2 . **Table 2: Hours of Work** **Activity: Early works and Construction** Days & Times: Monday – Friday (7am to 6pm) Saturday (7am to 1pm) Time: 7 am to 6 pm 7 am to 1 pm **Activity: Moorebank Avenue upgrade** Days & Times: Monday – Friday (7am to 6pm) Saturday (7am to 1pm)	Construction	The Out Of Hours (OOH) protocol is included as Appendix A of the CNVMP (rev 18, dated 3 December 2024) and outlines the requirements for works undertaken outside the construction hours specified in Table 2 of the Consent. No OOHW were undertaken for MPE S2 construction activities during the reporting period.	**Compliant**
B66	Except as permitted by an EPL, activities resulting in high noise impact (including impulsive or tonal noise emissions) must only be undertaken: (a) between the hours of 8:00 am to 5:00 pm Monday to Friday; (b) between the hours of 8:00 am to 1:00 pm Saturday; and (c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block. Note: For the purposes of this condition, 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work that is the subject of this condition.	Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 18, dated 4 December 2024) was approved by DPHI 12 February 2024 and is currently being implemented on site. Condition requirement is included in Section 3.4 of the CNVMP and is captured by management measure NV6. No complaints related to construction noise for MPE S2 activities were received during the reporting period. All high noise impact works during the reporting period were completed in accordance with CoC B66.	**Compliant**
B67	Works may be undertaken outside the hours detailed in Table 2 in the following circumstances: (a) for the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; (b) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm; (c) where different construction hours are permitted or required under an EPL in force in respect of construction, in which case these construction hours must be complied with; (d) where they are undertaken in accordance with an Out Of Hours Work Protocol detailing the assessment, management and monitoring of noise as part of the Construction Noise and Vibration Management Plan.	Construction	The Out Of Hours Works (OHHW) protocol is included as Appendix A of the CNVMP (rev 18, dated 4 December 2024). No OOHW were undertaken during the reporting period.	**Compliant**

B68	The Applicant must prepare an Out Of Hours Work Protocol for any work undertaken outside the hours specified in condition B64 or outside the circumstances specified under condition B67. An Out Of Hours Work Protocol must provide for the assessment, management and monitoring of out of hours work noise including: (a) where works are shown to be inaudible at the nearest sensitive receivers and vibration levels do not exceed those stipulated by Table 2.2 and Table 2.4 of Assessing Vibration: a technical guideline (DEC, 2006); (b) where a negotiated agreement has been arranged with affected receivers; (c) where noise can be shown to satisfy the noise management levels specified in the Interim Construction Noise Guideline (ICNG, DECC, 2009) at non residential land uses; or (d) where works are undertaken as part of an Extended Hours Work Plan approved as part of the Out Of Hours Work Protocol.	Pre- Construction	The Out Of Hours Protocol is included as Appendix A of the CNVMP. (rev 18, dated 4 December 2024). Revision 18 of the CNVMP was approved by DPHI on 16 January 2025.	**Compliant**
B69	An Extended Hours Work Plan will be prepared for any construction undertaken during the extended hours detailed in Table 3 as required by condition B68(d). The Extended Hours Work Plan must provide for: (a) a three month assessment period, commencing at the start of extended hours construction works; (b) implementation of the Construction Noise and Vibration Management Plan; (c) noise monitoring at a representative number of sensitive receivers (including closest and furthest) to confirm the predicted noise levels; (d) targeted consultation with the noise affected sensitive receivers; (e) notification of the relevant Council, local residents and other affected stakeholders and sensitive receivers of the timing and duration at least 48 hours prior to the commencement of the works. (f) construction work timeframes and methods for investigation of noise complaints; (g) submission of monthly complaints reports to the Department for the life of extended hours activities; (h) continual refinement of mitigation measures based on consultation with the noise affected sensitive receivers; (i) implementation of work practices set out in section 5.2 of the ICNG; (j) a final summary report submitted to the Secretary at the end of the assessment period in sub condition (a), detailing the outcomes of the assessment period, the resolution of complaints during the assessment period, and demonstrate the acceptability of works outside standard hours. See Table 3.	Construction	The Extended Hours Work (EHW) Plan is provided as Appendix B of CNVMP (rev 18, dated 4 December 2024). Revision 18 of the CNVMP was approved by DPHI on 16 January 2025. No extended hours requests were submitted during the reporting period.	**Compliant**
B70	The Applicant must comply with all written directions of the Secretary arising from the review of the final summary report required under condition B69.	Construction	No written directions were received.	**Not Triggered**
B71	Construction must be carried out in accordance with the construction noise management levels and requirements detailed in the INCG (DECC, 2009).	Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 18, dated 3 December 2024) was approved by DPHI 16 January 2025 and is currently being implemented on site. Reference to the INCG construction noise management levels and requirements are included within Section 2.1.1 of the approved CNVMP. Vibration monitoring of excavation works occurred during the reporting period. Noise complaints received during the reporting period were not related to MPE Stage 2 construction scope of works.	**Compliant**

B72	All reasonable and feasible noise mitigation measures must be implemented in addition to the management and mitigation measures in APPENDIX B with the aim of achieving the following construction Noise Management Levels (NMLs) and vibration criteria: (a) construction noise management levels established using the INCG (DECC 2009); (b) vibration criteria established using the Assessing Vibration: a Technical Guide (DECC 2006) (for human exposure); and (c) the vibration limits set out in the German Standard DIN 4150 3: Structural Vibration effects of vibration on structures (for structural damage). B72	Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 5, dated 8 June 2018) was approved by DPHI 15 June 2018. The CNVMP (rev 18, dated 4 December 2024) is currently being implemented on site and was approved by DPHI on 16 January 2025. Management measures are included in Section 3.5 of the approved CNVMP.	**Compliant**
B73	Any construction activities identified as exceeding the construction noise management levels and/or vibration criteria must be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) required by condition B77. All feasible and reasonable noise mitigation and management measures must be implemented and any activities that could exceed the construction NMLs must be identified and managed in accordance with the CNVMP. Note: The INCG identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML.	Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 5, dated 8 June 2018) was approved by DPHI 15 June 2018. The CNVMP (rev 18, dated 4 December 2024) is currently being implemented on site. No construction activities during the reporting period were identified as exceeding construction NMLs.	**Compliant**
	Construction Traffic Noise			

B74	Where feasible and reasonable, construction traffic movements on public roads must aim to limit any increase in existing road traffic noise levels to no more than 2 dB LAeq, period, where 'period' is defined in the EPA's Road Noise Policy (RNP) for both day and night.	Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 5, dated 8 June 2018) was approved by DPHI 15 June 2018. The CNVMP (rev 18, dated 4 December 2024) is currently being implemented on site and was approved by DPHI on 15 January 2025. Condition requirements is included Section 3.2.1.3, 3.3.5 and Table 35 of the approved CNVMP.	**Compliant**
B75	The Applicant is to ensure that construction contractor's vehicles operate so as to minimise impacts. Measures that could be used include: (a) toolbox talks; (b) contracts that include provisions to deal with unsatisfactory noise performance for the vehicle and/or the operator; and (c) specifying non tonal movement alarms in place of reversing beepers or alternatives such as reversing cameras and proximity alarms, or a combination of these, where tonal alarms are not mandated by legislation.	Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 5, dated 8 June 2018) was approved by DPHI 15 June 2018. The CNVMP (rev 18, dated 4 December 2024) is currently being implemented on site. Condition requirement is addressed in Section 3.5 of the approved CNVMP. Delivery Driver induction material includes material relevant to the management of noise.	**Compliant**
B76	Use of compression brakes for construction vehicles associated with the project that are on site or on nearby roads is not permitted (e.g. Anzac Avenue).	Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 5, dated 8 June 2018) was approved by DPHI 15 June 2018. The CNVMP (rev 18, dated 4 December 2024) is currently being implemented on site. Management measure NV11 addresses the requirement of CoC 76. Delivery Driver induction material includes material relevant to the impermissibility of compression braking.	**Compliant**

	Construction Noise and Vibration Management Plan			
B77	A Construction Noise and Vibration Management Plan (CNVMP) must be prepared for the development to the satisfaction of the Secretary. The plan must form part of the CEMP required by C1 and detail how construction noise and vibration impacts will be minimised and managed. The Plan must be consistent with the guidelines contained in the ICNG (DECC, 2009). The plan must be developed in consultation with the EPA and include: (a) identification of the work areas, site compounds and access points; (b) identification of the type and number of plant and equipment expected on site at the same time; (c) identification of sensitive receivers (including heritage structures if relevant) and relevant construction noise and vibration goals applicable to the project as stipulated in condition B71; (d) details of construction activities and an indicative schedule for construction works, including the identification of key noise and/or vibration generating construction activities (based on representative construction scenarios) that have the potential to generate noise and/or vibration impacts on surrounding sensitive receivers, particularly residential areas; (e) an Out of hours Work Protocol as referenced in condition B68 for the assessment, management and approval of works outside standard construction hours, for the Secretary's approval. The Out of hours Work Protocol must: (i) detail assessment of out of hours works against the relevant noise and vibration criteria; (ii) provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at receiver treatments; (iii) include proposed notification arrangements; and (iv) include an Extended Hours Work Plan as required by condition B69. (f) identification of feasible and reasonable measures to be implemented to minimise and manage construction noise impacts, including, but not limited to, acoustic enclosures, erection of noise walls (hoardings), respite periods; (g) management of the number of trucks accessing the site; (h) a truck driver protocol addressing designated routes, acceptable delivery hours, speed limits on site, no engine braking in the vicinity or on site, no extended periods of engine idling, avoiding queuing in or around the site and limiting the need for reversing on site; (i) identification of feasible and reasonable procedures and mitigation measures to ensure relevant vibration criteria are achieved, including applicable buffer distances for vibration intensive works, use of low vibration generating equipment/ vibration dampeners or alternative construction methodology, and pre and post construction dilapidation surveys of sensitive structures where vibration is likely to result in damage to buildings and structures (including surveys being undertaken immediately following a monitored exceedance of the criteria); (j) a description of how the effectiveness of mitigation and management measures would be monitored during the proposed works, clearly indicating how often this monitoring would be conducted, the locations where monitoring would take place, how the results of this monitoring would be recorded and reported, and, if any exceedance is detected, how any non-compliance would be rectified; (k) noise and vibration monitoring procedures (routine and complaints triggered monitoring); (l) a community consultation and complaints handling procedure; and (m) mechanisms for the monitoring, review and amendment of this plan.	Pre- Construction	The Construction Noise and Vibration Management Plan (CNVMP) (rev 5, dated 8 June 2018) was approved by DPHI 15 June 2018. The Construction Noise and Vibration Management Plan (CNVMP) (rev 18, dated 4 December 2024) is currently being implemented on site and was approved by DPHI on 16 January 2025.	**Compliant**
B78	Blasting is not permitted on the site.	Construction	No blasting has occurred on site.	**Compliant**

	Hours of Operation			
B79	The permitted hours of warehouse and distribution operation are detailed in Table 4. See Table 4. **Table 4:** Hours of Operation **Activity:** Operation **Monday to Sunday:** 24 hours	Operation	This compliance report relates to construction only.	**Not Triggered**
	Operational Noise Limits			
B80	Noise generated by operation of the development inclusive of MPE Stage 1 operations must not exceed the noise limits in Table 5. See Table 5. **Table 5: Noise Limits dB(A)** Location (residential receivers) **Day** LAeq 15 minute **Evening** LAeq,15 minute **Night** LAeq,15 minute **Night** LA1, 1 minute) **Casula** 35 dB 35 dB 35 dB 52 dB **Glenfield** 35 dB 35 dB 35 dB 52 dB **Wattle Grove** 35 dB 35 dB 35 dB 52 dB Notes: To determine compliance with the LAeq,15 minute noise limits, noise from the development is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling where the dwelling is more than 30 metres from the boundary. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy must also be applied to the measured noise levels where applicable.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Review of Sleep Disturbance Impacts			
B81	The Applicant must prepare a Review of Sleep Disturbance Impacts based on detailed design, including: (a) an assessment of how often noise events occur, the time of day they occur and whether there are any times of day when there is a clear change in the noise environment; (b) confirm the operational LAmax predictions of the final design; and (c) consider appropriate noise mitigation measures where required.	Operation	This compliance report relates to construction only.	**Not Triggered**
B82	The Review of Sleep Disturbance Impacts must be prepared in consultation with the EPA and to the satisfaction of the Secretary and must be submitted to the Secretary within six months of commencement of construction, unless otherwise agreed by the Secretary.	Operation	This compliance report relates to construction only.	**Not Triggered**
	Operational Noise Management Plan			
B83	An Operational Noise Management Plan must be submitted to the Secretary for approval and form part of the OEMP required under condition C3. The report must be prepared by a suitably qualified and experienced person(s) and include: (a) an outline of management actions to be taken to address any potential non-compliances with the limits specified in Table 5; (b) a description of contingency measures to be implemented in the event management actions do not reduce noise levels to a compliant level; and (c) identification of additional feasible and reasonable measures to those proposed in the documents specified under condition A2, that would be implemented with the objective of meeting the criteria outlined in the NSW RNP (EPA, 2011), when these measures would be implemented and how their effectiveness would be measured and reported to the Secretary and the EPA.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**

	Mechanical Plant and Other Equipment			
B84	Prior to construction of the freight village and each warehouse, the Applicant must submit to the Secretary a Noise Assessment for Mechanical Plant and other noisy equipment to demonstrate that plant has been selected to meet the overall operational noise limits specified in Table 5	Pre- Construction	Acoustic Logic letter, dated 14 May 2018, was submitted to DPHI 17 May 2018 for the Target Logistics Centre. Acoustic Logic letters for Warehouse 3 and 4, dated 21 June 2019, were submitted to DPHI on 24 June 2019. The Noise Assessment for Mechanical Plant for Warehouse 5 is included as Appendix B of the Warehouse Operational Environmental Management Plan, prepared by Aspect Environmental (Rev 3, dated 15 December 2020). The Noise Assessment for Mechanical Plant is included in Section 5.2.5 of the MPE 6&7 Acoustic Design Report, prepared by PWNA (Rev 5, 28 March 2023). The Noise Assessment for mechanical and other noisy equipment was not submitted to the Secretary prior to construction of WH6 and WH7. The noise assessment was submitted to the Planning Secretary on the 28 June 2023. No new warehouse construction commenced during the reporting period.	**Compliant**
B85	The Applicant must carry out noise monitoring of mechanical plant and other noisy equipment for a minimum period of one week where valid data is collected following occupation of each warehouse. The monitoring program must be carried out by a suitably qualified and experienced person(s) and a Monitoring Report for Mechanical Plant must be submitted to the Secretary within two months of occupation or each tenancy to verify predicted mechanical plant and equipment noise levels.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Operational Noise Report			
B86	Within 12 months of occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Secretary, the Applicant must undertake operational noise monitoring to compare actual noise performance of the project against predicted noise performance, and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to: a) noise monitoring to assess compliance with the predicted operational noise levels and the noise limits specified in Table 5; b) a review of the operational noise levels in terms of criteria and noise goals established in the NSW RNP (EPA, 2011); c) sleep disturbance impacts compared to those determined in documents specified under condition A2; d) impacts associated with annoying characteristics such as prominent tonal components, impulsiveness, intermittency, irregularity and dominant low-frequency content; e) methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers; f) details of any complaints and enquiries received in relation to operational noise generated by the project between the date of commencement of operation and the date the report was prepared; g) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers and heavy vehicle proportions; and h) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all feasible and reasonable mitigation measures.	Operation	This compliance report relates to construction only.	**Not Triggered**
B87	The Applicant must provide the Secretary and the EPA with a copy of the Operational Noise Report within 60 days of completing the operational noise monitoring referred to in (a) above or as otherwise agreed by the Secretary.	Operation	This compliance report relates to construction only.	**Not Triggered**
B88	To ensure the operational noise impacts are appropriately managed, the following measures apply: a) use of best practice plant; and b) preparation of a risk assessment to determine if non tonal reversing alarms can be fitted as a condition of site entry. Alternatively, site design may include traffic flow that does not require or precludes reversing of vehicles.	Operation	This compliance report relates to construction only.	**Not Triggered**
	Heavy Vehicles			
B89	For the duration of operation heavy road freight vehicles are not permitted to use Moorebank Avenue south of the East Hills Railway corridor. A main gate monitoring system (e.g. CCTV) must be installed to identify heavy vehicles turning left from the terminal site onto Moorebank Avenue, or turning right from Moorebank Avenue to the terminal site. The Secretary may at any time request the Applicant to provide a heavy vehicle monitoring report for the prior 12 month period.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Continuous Improvement			
B90	For the duration of operation, the Applicant must: a) continue to implement all reasonable and feasible best practice noise mitigation measures; b) continue to investigate ways to reduce the noise generated by the development, including maximum noise levels which may result in sleep disturbance; and c) report on these investigations and the implementation and effectiveness of these measures in the Annual Review to the satisfaction of the Secretary.	Operation	This compliance report relates to construction only.	**Not Triggered**
	Archival Recording			
B91	Prior to Early Works and Fill Importation, archival recording of the entire former DNSDC site must be undertaken in accordance with the Non-Indigenous Heritage Assessment (artefact, 2016) by a suitably qualified and experienced person(s).	Pre- Construction	EWEMP was provided for information only on 30 May 2018. Archival recording of the entire former DNSDC site was completed and summarised in the Moorebank Precinct Photographic Archival Report, dated 04 June 2017 and addendum Photographic Archival Recording, dated May 2018.	**Compliant**

	Heritage Management Plan			
B92	Prior to commencement of Early Works and Fill Importation, the Applicant must prepare a Heritage Management Plan, to the satisfaction of the Secretary. The plan must form part of the CEMP required by C3 and must: (a) be prepared by suitably qualified and experienced person(s); (b) be prepared in consultation with NSW Heritage Division, Council, relevant landowners and stakeholders including the Moorebank Heritage Group (MHG) and Department of Defence.	Pre- Construction	The Construction Heritage Management Plan (CHMP) (rev 6, dated 12 June 2018) was approved by the DPHI on 15 June 2018. The CHMP (rev 17, dated 3 December 2024) was approved by DPHI on 12 February 2025 and is being implemented on site.	**Compliant**
B93	The Heritage Management Plan must include: (a) plans/strategies to monitor, mitigate and manage the effects of the development on identified PADs; (b) measure to ensure site workers receive suitable heritage inductions prior to carrying out any activities which may cause impacts to heritage, and that suitable records are kept of these inductions; (c) a program and description of the measures/procedures to be implemented for: (i) undertaking surface surveys and archaeological investigations (where subsurface disturbance is proposed) of any items of heritage significance; (ii) protecting heritage items located outside the disturbance area from the impacts of the development; (iii) managing any new heritage items discovered during the development; and (iv) additional archaeological excavation and recording of any significant heritage deposits uncovered during demolition.	Pre- Construction	The Construction Heritage Management Plan (CHMP) (rev 6, dated 12 June 2018) was approved by the DPHI on 15 June 2018. The CHMP (rev 17, dated 3 December 2024) was approved by DPHI on 12 February 2025 and is being implemented on site.	**Compliant**

	Archaeological Monitoring and Recording			
B94	Prior to commencement of Early Works and Fill Importation, archaeological monitoring and recording must be undertaken at potential archaeological deposits (PADs) V and W in accordance with the Non-Indigenous Heritage Assessment (artefact 2016) by a suitably qualified and experienced archaeologist with Excavation Director Criteria qualifications.	Pre- Construction	* MPES2: Archaeological Method Statement for PAD V and W (7 March 2018) prepared by Artefact. * Future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W (28 March 2018) prepared by Artefact 2018 Test pit and excavations completed between 19 - 21 March 2018. These results are summarised in the Summary of Excavation Results and Future Management Moorebank Precinct East (MPE) PADs V and W memo prepared by Artefact dated 18 April 2018.	**Compliant**
B95	The results must be reported to the Secretary within one month of completion of monitoring and recording at PADs V and W, along with recommendations for further monitoring at additional sites, if significant archaeological deposits are encountered.	Pre- Construction	A summary of excavation results and future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W was prepared by Artefact, dated 2 May 2018.	**Compliant**
B96	Fill importation must not commence within 10 metres of PADs V and W until the results of any further monitoring and recording, along with any additional Non-Indigenous Heritage management measures, are submitted to the Secretary and included in an updated Heritage Management Plan to the satisfaction of the Secretary.	Pre- Construction	Exclusion zone was implemented and maintained prior to early works. Reporting as required under B95 did not require any additional monitoring and recording,	**Compliant**
	Unexpected Finds Protocol			
B97	Before commencement of construction, the Applicant must prepare an Unexpected Finds Protocol for the development in consultation with the Registered Aboriginal Parties, OEH and the NSW Heritage Division and must implement the Protocol in accordance with its terms.	Pre- Construction	EWEMP / EWHMP superseded by CHMP (rev 6, dated 12 June 2018) approved by the DPHI on 15 June 2018. The revised CHMP (rev 17, dated 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025. * Figure 3-10 Unexpected find procedure (Aboriginal heritage) * Figure 3-11 Unexpected find procedure (skeletal material) * Figure 3-12 Unexpected find procedure (Non-Aboriginal heritage).	**Compliant**

	Discovery of Human Remains or Aboriginal Objects or Places			
B98	If human remains are discovered on site, then all work surrounding the area must cease, and the area must be secured. The Applicant must immediately notify NSW Police and OEH, and work must not recommence in the area until authorised by NSW Police and OEH.	Construction	EWEMP / EWHMP superseded by CHMP (rev 6, dated 12 June 2018) approved by the DPHI on 15 June 2018. The revised CHMP (rev 17, dated 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025. No unexpected finds occurred during the reporting period.	**Not Triggered**
B99	If any Aboriginal object or Aboriginal place is identified on site, or suspected to be on site: (a) all work in the immediate vicinity of the object or place must cease immediately; (b) a 10m buffer area around the object or place must be cordoned off; and (c) OEH must be contacted immediately.	Construction	EWEMP / EWHMP superseded by CHMP (rev 6, dated 12 June 2018) approved by the DPHI on 15 June 2018. The revised CHMP (rev 17, dated 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025. No unexpected finds occurred during the reporting period.	**Not Triggered**
B100	Work in the immediate vicinity may only recommence if: (a) the object or place is confirmed by OEH upon consultation with the Registered Aboriginal Parties, not to be an Aboriginal object or Aboriginal Place; or (b) an Aboriginal Cultural Heritage Management Plan is prepared in consultation with the Registered Aboriginal Parties and OEH to include the object or place and appropriate measures in respect of it, and the Plan is approved by the Secretary; or (c) OEH is satisfied as to the measures to be implemented in respect of the object or place and makes a written direction in that regard.	Construction	EWEMP / EWHMP superseded by CHMP (rev 6, dated 12 June 2018) approved by the DPHI on 15 June 2018. The revised CHMP (rev 17, dated 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025. No unexpected finds occurred during the reporting period.	**Not Triggered**
	Heritage Interpretation Plan			
B101	Prior to commencement of operation, the Applicant must prepare a Heritage Interpretation Plan based on the recommendations contained in the Heritage Interpretation Strategy (artefact, 2017) approved under MPE Stage 1. The plan must be prepared for the entire Moorebank Intermodal Precinct (MPE and MPW sites).	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B102	The plan must form part of the OEMP required by condition C3 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with NSW Heritage Division, Council, relevant landowners and stakeholders including the Moorebank Heritage Group (MHG), Department of Defence, as well as the Relevant Aboriginal Parties (RAPs) should themes relating to Aboriginal heritage be included for interpretation; and (c) be approved by the Secretary prior to the commencement of operation.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**

	Biodiversity			
B103	The Applicant must: (a) ensure that no more than ~~4.69~~ 4.88 hectares of native vegetation is cleared for the development; and (b) minimise: i. the impacts of the development on hollow-bearing trees ii. the clearing of native vegetation and key habitat within the approved disturbance footprint.	Construction	The Construction Flora and Fauna Management Plan (CFFMP) was approved by DPHI on 1 June 2018 and addresses clearing requirements including minimising impacts to habitat. The revised CFFMP (rev 18, 3 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. No clearing of native vegetation was undertaken during the reporting period.	**Compliant**
B104	Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant must retire biodiversity credits of a number and class specified in Tables 6, ~~and 7~~ 7A and 7B below, and provide evidence to the satisfaction of the Secretary. The retirement of credits must be carried out in accordance with the NSW Biodiversity Offsets Policy for Major Projects, and can be achieved by (a) acquiring or retiring credits under the Biobanking scheme established under the-then Threatened Species Conservation Act 1995 (b) making payments unto an offset fund that has been established by the NSW Government; or (c) providing suitable supplementary measures.	Construction	All credits associated with B104 have been retired. On 22 June 2020 correspondence from the Planning Secretary was received affirming that sufficient evidence of the retirement of credits under CoC B104 and B104A had been received.	**Compliant**
B104A	Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant must retire biodiversity credits of a number and class specified in Table 7B and provide evidence to the satisfaction of the Secretary. The retirement of credits can be achieved by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator. Note that prices of credits in the Biodiversity Offsets Payment Calculator are subject to change. The amount payable to discharge an offset obligation will be determined at the time of payment.	Pre-Construction	All credits associated with B104A have been retired. On 22 June 2020 correspondence from the Planning Secretary was received affirming that sufficient evidence of the retirement of credits under CoC B104 and B104A had been received.	**Compliant**
B105	Not withstanding condition B103, the Applicant: (a) may elect to retire biodiversity credits in conjunction with the retirement of biodiversity credits for other developments on the MPE or MPW developments, prior to the commencement of construction of this development, or at another time agreed by the Secretary; and (b) is not required to retire credits for biodiversity impacts that it has already offset under another development consent, pending the provision of evidence of what credits were retired to offset which development.	Construction	All credits associated with B104 and B104A have been retired. On 22 June 2020 correspondence from the Planning Secretary was received affirming that sufficient evidence of the retirement of credits under CoC B104 and B104A had been received.	**Compliant**

	Baseline Monitoring Program			
B106	Prior to early works, a baseline monitoring program must be prepared in consultation with OEH and DPI to define pre-development conditions for water quality, invertebrates and fish assemblages. The results of this monitoring program are to be used to: (a) develop a Biodiversity Monitoring Strategy to identify any changes between upstream and downstream sites as a result of the construction and operation of the development; and (b) set the stormwater water quality and quantity performance criteria referred to in condition B40.	Pre- Construction	A Biodiversity Monitoring Strategy (Biosis, June 2018) was submitted to DPHI on 19 June 2018 for information.	**Compliant**
B107	Any unavoidable indirect impacts as identified through the Biodiversity Monitoring Strategy required under condition B105, e.g. impacts of change hydrology on vegetation in boot land/ biobank site must be identified and measures to address this must be developed in consultation with OEH and implemented to the satisfaction of the Secretary. Measures may include additional offsetting.	Construction	A Construction Flora and Fauna Management Plan (CFFMP) was approved by DPHI on 1 June 2018 and addresses clearing requirements including minimising impacts to habitat. The revised CFFMP (rev 18, 3 December 2024) is currently being implemented on site and was approved y the DPHI on 16 January 2025. No unavoidable impacts have been identified.	**Compliant**
	Construction Flora and Fauna Management Plan			
B108	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFFMP) in consultation with OEH. The CFFMP must form part of the CEMP required by condition C1 and must include the following: (a) measures to minimise the loss of key fauna habitat, including tree hollows; (b) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing and building demolition; (c) controlling weeds and feral pests; (d) an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); (e) to ensure biodiversity values not intended to be impacted are protected. These measures may include barriers and mapping of protected/ 'no-go' areas; and (f) a program to monitor the effectiveness of the measures in the CFFMP.	Pre- Construction	A Construction Flora and Fauna Management Plan (CFFMP) was approved by DPHI on 1 June 2018. The revised CFFMP (rev 18, 3 December 2024) is currently being implemented on site and was approved by DPHI on 12 February 2025. Monitoring was conducted in the reporting period in line with the requirements of the CFFMP. Inspections for weeds and pests are included as part of weekly environmental inspections.	**Compliant**
B109	Prior to removing/clearing any vegetation, pre-clearing surveys and inspections for threatened species, populations and ecological communities must be undertaken to confirm the on-site location of those entities. The surveys and inspections, and any subsequent relocation of species and associated management measures, must be undertaken under the guidance of a suitably qualified and experienced ecologist. Methodologies must be incorporated into the Construction Flora and Fauna Management Plan required under condition B107. The agreement of OEH, whichever is the relevant agency, is required for any proposed amendments to the location or reclassification of threatened species, populations and ecological communities as identified in the updated BAR.	Pre- Construction	Construction Flora and Fauna Management Plan (CFFMP) was approved by DPHI on 1 June 2018. The CFFMP (rev 18, 3 December 2024) is currently being implemented on site and was approved y DPHI on 12 February 2025. Section 3.4 of the CFFMP includes management measures required prior to the removal and clearing of vegetation. A Clearing Protocol is included in Appendix A of the approved CFFMP. No clearing was undertaken during the reporting period.	**Compliant**

	Operational Flora and Fauna Management Plan			
B110	Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP must form part of the OEMP required by condition C3 and must include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to: (i) weed control; (ii) feral animal control; (iii) pathogen management procedures; (iv) monitoring; and (v) rehabilitation actions.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B111	Bushfire asset protection zones are to be contained wholly within the site boundary and management of the inner protection zone and must not impact on the Boot Land.	Detailed Design	This compliance report relates to construction only.	**Not Triggered**
	Dangerous Goods			
B112	The Applicant (the operator/occupant of each premises) must store and handle all chemicals, fuels and oils, including Dangerous Goods as defined in the Australian Code for the Transport of Dangerous Goods by Road & Rail, in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids. In the event of an inconsistency between the requirements listed above, the most stringent requirement shall prevail to the extent of the inconsistency.	Construction	Requirements for the storage of chemicals, fuels, oil, and Dangerous Goods as defined in the Australian Code for the Transport of Dangerous Goods by Road & Rail are outlined in Section 3.4 (SW46 and SW48) of the CSWMP. Revision 21 of the CSWMP (24 October 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. No dangerous goods were stored on site for MPE S2 construction activities during the reporting period.	**Compliant**
B113	The Applicant (the operator/occupant of each premises) must ensure compliance with the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997 and that for liquids, a minimum bund volume of 110% of the volume of the largest single stored volume within the bund is required.	Construction	Requirement is captured by management measure SW44 in Section 3.4 of the CSWMP. Revision 21 of the CSWMP (24 October 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. No dangerous goods were stored on site in quantities requiring licence or tracking during for MPE S2 construction activities during the reporting period.	**Compliant**

B114	~~The quantities of Dangerous Goods present at any time within each premises or transported from and to the development must be kept below the screening threshold quantities listed in the Department's Hazardous and Offensive Development Guidelines Application Guidelines Applying SEPP 33 (January 2011).~~ The quantities of Dangerous Goods present at any time within the development or transported to and from the development must not exceed the screening threshold quantities in the Department's Hazardous and Offensive Development Guidelines Application Guidelines Applying SEPP 33 except Warehouse 7. The storage of Dangerous Goods and combustible materials in Warehouse 7 must not exceed the quantities listed in Table 3-1 of the Preliminary Hazard Analysis prepared by Riskcon dated 11 October 2022 at all times.	Construction	Quantities of Dangerous Goods must be kept in accordance with the Department's Hazardous and Offensive Development Guidelines Application Guidelines Applying SEPP 33 (January 2011), as stated in Section 3.4 (SW46 and SW48) of the CSWMP. Revision 21 of the CSWMP (24 October 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. As of March 2022, SEPP 33 has been replaced by the *State Environmental Planning Policy (Resilience and Hazards) 2021*. No dangerous goods were stored on site in quantities requiring licence or tracking during for MPE S2 construction activities during the reporting period.	**Compliant**
B114A	The Applicant must prepare the studies set out under subsections (a) and (b). Storage of Dangerous Goods in Warehouse 7, must not commence until study recommendations have been considered and, where appropriate, acted upon. The Applicant must submit the studies to the Planning Secretary no later than one month prior to the commencement of the storage of Dangerous Goods in Warehouse 7, or within such further period as the Planning Secretary may agree. (a) FIRE SAFETY STUDY A Fire Safety Study for Warehouse 7. The study must cover the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study' and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems. The study must also satisfy the operational requirements of Fire and Rescue NSW, and include documentary evidence that a suitably qualified and experienced person is satisfied that the Applicant constructed Warehouse 7 in accordance with the fire safety systems and proposed designs assessed in the Fire Safety Study. (b) FINAL HAZARD ANALYSIS A Final Hazard Analysis for Warehouse 7 with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'.	Operation	This compliance report relates to construction only.	**Not Triggered**

B114B	Prior to the storage of Dangerous Goods in Warehouse 7, the Applicant must develop and implement the plans and systems set out under subsections (a) and (b). The Applicant must submit to the Planning Secretary documentation describing the plans and systems no later than two months prior to the commencement of the storage of Dangerous Goods in Warehouse 7, or within such further period as the Planning Secretary may agree. (a) EMERGENCY PLAN A comprehensive Emergency Plan and detailed emergency procedures for Warehouse 7. This plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'. (b) SAFETY MANAGEMENT PLAN A document setting out a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials for Warehouse 7. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by the Planning Secretary upon request. The Safety Management System must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.	Operation	This compliance report relates to construction only.	**Not Triggered**
	Hazard Audit			
B114C	Twelve months after the commencement of operations of Warehouse 7 and every five years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of Warehouse 7 and within one month of each audit submit a report to the Planning Secretary. The audits must be carried out at the Applicant's expense by a qualified person or team, independent of the development, approved by the Planning Secretary prior to commencement of each audit. Hazard Audits must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit'. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Further Requirements			
B114D	The Applicant must comply with all reasonable requirements of the Planning Secretary in respect of the implementation of any measures arising from the reports submitted in respect of conditions 114A to 114D inclusive, within such time as the Planning Secretary may agree.	Operation	This compliance report relates to construction only.	**Not Triggered**
B115	Prior to occupation of each premises and in each instance of occupation by a new occupant, a report must be submitted to the Secretary confirming that the premises will be operated so as to comply with the requirements of conditions B112 and B114. Notes: The total quantity of DG within a warehouse must be considered as part of the screening, not the size of one container and separation distances must be based on the Applying SEPP 33 guideline.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
	Emergency Response Plan			
B116	Six months prior to operation, the Applicant must prepare an Emergency Response Plan, in consultation with FRNSW and NSW Police Force. The Emergency Response Plan must include, but not be limited to: (a) protocols and procedures to be followed during emergency situations associated with the operation of the project (including fires and explosions). The protocols and procedures are to take into account the needs of people with a disability or who may experience access problems in emergency situations; (b) details of traffic management measures to be implemented during emergencies, where appropriate, to minimise the potential for escalation of the emergency; (c) design and management measures to address the potential environmental impacts of an emergency situation, including measures for containment of contaminated fire-fighting water, fuel spills and gaseous combustion products; and (d) details of a training and testing program to ensure that all operational staff are familiar with the Emergency Response Plan.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**

	Construction and Demolition Waste Management			
B117	All waste generated by the project must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste EPA 2014.	Construction	The Construction and Demolition Waste Management Plan (CDWMP) was approved by the DPHI on 1 June 2018. The revised CDWMP (rev 14, 13 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Waste classification continues to be undertaken in accordance with the CDWMP.	**Compliant**
B118	Prior to the commencement of early works, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Secretary. The plan must form part of the CEMP required by condition C1 and must detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations.	Pre- Construction	The Construction and Demolition Waste Management Plan (CDWMP) was approved by the DPHI on 1 June 2018. The revised CDWMP (rev 14, 13 December 2024) was approved by DPHI on 12 February 2025 and is being implemented on site.	**Compliant**
B119	The Applicant must: (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Secretary; and (b) carry out the development in accordance with the most recent version of the Construction and Demolition Waste Management Plan approved by the Secretary.	Pre- Construction	The Construction and Demolition Waste Management Plan (CDWMP) was approved by the DPHI on 1 June 2018. The revised CDWMP (rev 14, 13 December 2024) was approved by DPHI on 12 February 2025 and is being implemented on site.	**Compliant**
	Operational Waste Management			
B120	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development to the satisfaction of the Secretary. The Waste Management Plan must form part of the OEMP required by condition C3 and be prepared in accordance with condition C7. The Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) (as may be updated or replaced from time to time); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in APPENDIX B.	Pre-Operation	This compliance report relates to construction only.	**Not Triggered**
B121	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site or be deposited on or otherwise enter neighbouring public or private properties.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Statutory Requirements			
B122	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	At all times	The Construction and Demolition Waste Management Plan (CDWMP) was approved by the DPHI on 1 June 2018. The revised CDWMP (rev 14, 13 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Condition requirement is addressed in Section 3.6.2, 3.6.4 and 3.8 of the CDWMP. BMD waste register for the reporting period includes NSW Waste classification for waste generated on site (Environmental Waste Disposal Register, 03/04/2025 - 26/09/2025).	**Compliant**
B123	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	The Construction and Demolition Waste Management Plan (CDWMP) was approved by the DPHI on 1 June 2018. The revised CDWMP (rev 14, 13 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Condition requirement is addressed in Section 3.6.2, 3.6.4 and 3.8 of the CDWMP. BMD waste register for the reporting period includes NSW Waste classification for waste generated on site (Environmental Waste Disposal Register, 03/04/2025 - 26/09/2025).	**Compliant**

B124	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal unless it satisfies these condition	At all times	The Construction and Demolition Waste Management Plan (CDWMP) was approved by the DPHI on 1 June 2018. The revised CDWMP (rev 14, 13 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Condition requirement is addressed in Section 3.1 and 3.8 of the CDWMP.	**Compliant**
B125	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	At all times	The Construction and Demolition Waste Management Plan (CDWMP) was approved by the DPHI on 1 June 2018. The revised CDWMP (rev 14, 13 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Condition requirement is addressed in Section 3.1, 3.6 and 3.8 of the CDWMP.	**Compliant**
B126	The collection of waste generated during operation of the development must be undertaken between 7 am to 10 pm Monday to Friday.	Operation	This compliance report relates to construction only.	**Not Triggered**

	Pests, Vermin and Noxious Weed Management			
B127	The Applicant must: (a) take all reasonable steps to manage pests and vermin on the site; (b) manage declared noxious weeds on the site in accordance with the requirements of the Noxious Weeds Act 1993; and (c) inspect the site on a regular basis, no less than every 3 months, to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area. Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.	Construction	Weed, Pest and Vermin Management Protocol is included as Appendix B of the approved CFFMP (rev 18, dated 3 December 2024). Revision 18 of the CFFMP was approved by DPHI on 16 January 2025 and is currently being implemented on site. Inspections for noxious weeds, pests and vermin continued to be undertaken during the reporting period as part of weekly environmental inspections.	**Compliant**
	Contamination			
B128	The Applicant must provide the NSW EPA with a copy of all reports to date relating to the assessment of per- and poly-fluoroalkyl substances including perfluorooctanoate (PFAS) undertaken for the Site.	Construction	The following reports were submitted as part of the EP Risk Letter to satisfy CoC B128 (dated 15 January 2018): GHD Intrusive Site Investigations, DSC Moorebank, 10 September 2015 (GHD 2015); GHD Environmental Management Plan, Former DSC, Moorebank NSW, September 2016 (GHD 2016); JBS&G Australia Pty Ltd ('JBS&G') Site Audit Statement and Report 0503-1611 Part Lot 1 in DP 1048263 Former DNSDC, Moorebank Avenue Moorebank NSW, 12 October 2016 (ref: 51732- 104288, rev 1) (JBSG 2016); and GHD review of Per- and Poly-fluoroalkyl substances (PFAS) Sources and Testing, Former DNSDC Site, Moorebank NSW, 6 December 2016 (GHD 2016a).	**Compliant**
B129	Prior to the commencement of early works or construction on site, the Applicant must engage a Site Auditor accredited under the EPA Contaminated Land Management Act 1997 NSW Site Auditor Scheme.	Pre- Construction	The Site Auditor was endorsed by EPA on 15 February 2018.	**Compliant**
B130	Prior to an occupation certificate being issued, the Applicant must submit to the Secretary a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme (3rd Edition, 2017), which demonstrates that the site is suitable for its intended land use (i.e. Section 'A'). The Site Auditor must consider the most up to date PFAS guidance.	Operation	This compliance report relates to construction only.	**Not Triggered**
B131	If the Site Auditor determines that further assessment of PFAS contamination, the Applicant must contact the NSW EPA as soon as practicable to discuss requirements for community consultation and long term management.	Pre- Construction	Per- and Poly-Fluoroalkyl Substances ('PFAS') Preliminary review, Moorebank Precinct East ('MPE'), 400 Moorebank Avenue, Moorebank NSW. The site auditor has not determined any further assessment of PFAS contamination to be required.	**Compliant**
B132	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the NSW EPA as soon as practicable to discuss requirements for community consultation and long term management.	Pre- Construction	No potential off-site risks have been identified during the reporting period.	**Not Triggered**

B133	Prior to any demolition on the site, and entry and any subsurface activities within the southern burial pits, an UXO, EO and EOW Site Assessment Survey must be undertaken by an UXO contractor listed on the Defence Panel of suitably qualified UXO consultants and contractors and submitted to the Secretary.	Pre- Construction	G-tek Australia Pty Limited (G-tek) reviewed previous reports and activities with particular emphasis on the potential for remnant unexploded ordnance (UXO), explosive ordnance (EO) and explosive ordnance waste (EOW) within the overall site and the area referred to as the "southern burial pits". Letter dated 15 January 2018 indicated that that no additional UXO, EO or EOW Site Assessment Surveys are required within the southern burial pits area. This was submitted to DPHI as part of the CMP and approved on 30 May 2018. The MPW PFAS Management Plan was updated on 25 June 2019 (rev H) to include MAUW which bisects MPE and MPW.	**Compliant**
B134	Prior to early works and fill importation, a Contamination Management Plan must be prepared to the satisfaction of the Secretary and form part of the CEMP required under condition C1. The Contamination Management Plan is to be based on the Environmental Management Plan prepared by GHD (2016) and results of the UXO, EO and EOW Site Assessment Survey and must take into account additional risks posed by the proposed works and in particular: (a) excavation within the southern burial pits; (b) removal/remediation of underground storage tanks; (c) disturbance of soil containing asbestos material; and (d) demolition of buildings containing asbestos materials.	Pre- Construction	The Contamination Management Plan was prepared by EP Risk (CMP - Version 5, dated 17 April 2018), and approved 30 May 2018 as a staged CMP. A secondary CMP was prepared by EP Risk for the completion of Moorebank Avenue Upgrade Works (MAUWCMP - Version 7, dated 26 May 2021). The CMP (Rev 11, dated 22 February 2022) was approved by DPHI on 10 August 2022 and is being implemented on site.	**Compliant**
B135	The Contamination Management Plan must include: (a) an UXO, EO and EOW management and remediation plan, prepared by a qualified person(s) listed on the Defence Panel; (b) an Asbestos Management Plan; and (c) Unexpected Finds Procedure. The Contamination Management Plan must be approved by a NSW EPA Accredited Site Auditor prior to submission to the Secretary.	Pre- Construction	The Contamination Management Plan was prepared by EP Risk (CMP - Version 5, dated 17 April 2018), and approved 30 May 2018 as a staged CMP. A secondary CMP was prepared by EP Risk for the completion of Moorebank Avenue Upgrade Works (MAUW CMP - Version 7, dated 26 May 2021). The CMP (Rev 11, dated 22 February 2022) was approved by DPHI on 10 August 2022 and is being implemented on site.	**Compliant**
B136	Following demolition, a supplementary UXO, EO and EOW Site Assessment Survey is to be undertaken and an updated Contamination Management Plan is to be prepared to the satisfaction of the Secretary to address any additional contamination issues identified. Remediation works must only be carried out by suitably qualified and experienced contractor(s) including a contractor listed on the Defence Panel in the case of UXO, EO and EOW.	Construction	The CMP (Version 5, dated 17 April 2018) was approved on 30 May 2018 and includes: * Appendix C - UXO, EO and EOW management and remediation plan * An unexpected finds program is included in Table 8 * Appendix E - Accredited site auditor. The CMP (Rev 11, dated 22 February 2022) was approved by DPHI on 10 August 2022 and is being implemented on site. The MAUW CMP (MAUW CMP - Version 7, dated 26 May 2021) includes: *Appendix C- UXO, EO and EOW management and remediation plan * An unexpected finds program included in Table 10 * Endorsement of an Accredited Site Auditor in Appendix E. Revision 7 of the MAUW CMP was approved by DPHI on 28 September 2021 and continues to be implemented on site. No demolition works were undertaken during the reporting period.	**Compliant**
B137	Details of any contaminated cells located on the site following remediation shall be provided to the Secretary, including relevant GPS data on the extent of the cell and details of the long term management of the cells.	Construction	No contaminated cells identified to date.	**Not Triggered**
B138	All contaminant cells located on the site following remediation shall be registered on title including, details of relevant Contamination Management requirements.	Construction	No contaminated cells identified to date.	**Not Triggered**

	Urban Heat Island Mitigation Strategy			
B139	Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Heat Island (UHI) Mitigation Strategy must be prepared and submitted to the Secretary for approval, in consultation with the NSW Government Architect. The UHIMS must be prepared by a suitably qualified and experienced person(s). The UHI Mitigation Strategy must (a) review the current architectural details, building layout, landscaping provision, shading provision, landscape irrigation, stormwater water detention and WSUD, as well as building and paving material specifications; (b) make recommendations to mitigate the UHI effects generated by the development including but not limited to: (i) provision of WSUD elements; (ii) street tree planting; (iii) landscape coverage and screening; (iv) use of building material including reflectivity; (v) use of pavement material including reflectivity; NSW Government 25 Moorebank Intermodal Precinct East Stage 2 Department of Planning and Environment SSD 7628 (vi) improved green space maintained by independent, climate resilient water supplies, to achieve increased amenity and urban cooling; and (vii) heat generation from operations; and (c) include a design strategy with the goal to achieve a 4°C degree decrease in temperature compared to neighbouring industrial developments; (d) details of where and how recommendations from the UHI Mitigation Strategy have been incorporated into the: (i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23; (ii) updated final architectural details required by condition A24; (iii) UDLP required by condition B140; (iv) CEMP required by condition C1; and (v) OEMP required by condition C3.	Pre- Construction and Pre-Operation	The Urban Heat Island Mitigation Strategy (rev 7, 11 June 2019) was approved by DPHI on 21 June 2019.	**Compliant**

	Urban Design and Landscape Plan			
B140	Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared. The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to: (a) identification of design objectives, principles and standards based on - (i) local environmental values, (ii) urban design context, (iii) sustainable design and maintenance, (iv) community, visitor and worker safety, amenity and privacy, including 'safer by design' principles where relevant, (v) relevant design standards and guidelines, (vi) addressing the visual amenity and values of adjoining receivers, (vii) minimising and addressing the footprint of the project (including at operational facilities), and (viii) the urban design principles outlined in the documents referred to in condition A2; (b) landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula); (c) details on the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species where practicable). Details of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, top soil and vegetation to be removed must be reused; (d) details of pedestrian movement through the site and to surrounding areas for employees; (e) incorporate the following: (i) a minimum landscaped width of 10m within the 18m setback from Moorebank Avenue; (ii) the footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees; (iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings; (iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways; (v) minimum rate of 1 canopy tree per 30m2 of landscaped area; (vi) a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade, with the exception of Area 1 as identified in the UDLP; (vii) perimeter site screening using advanced shrubs and canopy trees; (viii) perimeter and on site detention and biofiltration/bioretention basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire. (f) include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities) and deep soil areas containing soil (not spoil);	Pre- Construction and Pre-Operation	The Urban Design and Landscape Plan (UDLP) and associated subplans (under B141 below) were submitted to DPHI for review and approval on 7 June 2019. The delivery of these plans has been staged in accordance with CoC A14. The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved by DPHI on 5 June 2020 excluding condition B140 (e)(vi). A Modification Application (MOD4) for revision to B140(e)(vi) (landscaping car parking bays for Area 1) was submitted to DPHI 8 September 2020. The MPE Stage 2 UDLP (rev 9C, dated 12 August 2020) for Area 2 was approved by DPHI on 4 September 2020. The revised MPE Stage 2 Consolidated UDLP (rev12, dated 18 December 2020) was approved by DPHI on 5 February 2021. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI on the 18 December 2022 (revision 13) and is currently being implemented.	**Compliant**

	(g) a description of the retaining walls, including the graphics such as sections, perspective views and material details; (h) details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas; (i) graffiti management commitments and provisions; (j) the sub-plans identified in condition B141; (k) details of where and how recommendation from the UDLP and sub plans have been incorporated into the: (i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23; (ii) updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls (iii) updated OEMP required by condition C3; (l) details of how the principles of Ecologically Sustainable Development listed at condition B142, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40 (m) details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP; (n) details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final Development Layout, Stormwater Management Plan and Architectural Details; (o) details of where and how recommendations from the Construction Flora and Fauna Management Plan for the adjoining offset area (condition B108) and the requirements of conditions B140(e) and (f) have been incorporated into the UDLP, (p) details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP, (q) details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian paths, outdoor eating areas have been incorporated into the UDLP; and (r) evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP. The UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary. Note: The UDLP may be submitted in parts to address the built elements of the development and landscaping aspects of the development.			
B141	The Urban Design and Landscape Plan must include the following sub-plans: (a) a Landscape Vegetation Management Sub Plan to assist in the monitoring and maintenance of landscape elements required to be delivered as part of the approval. The Plan must be prepared and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary. The Plan must provide details of the monitoring and maintenance procedures for the landscape vegetation elements, rehabilitated vegetation and landscaping (including weed and pathogen control) including performance indicators, identification of commitments, identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration, as well as contingencies where rehabilitation of vegetation and landscaping measures fail. The approved plan must be implemented prior to occupation of the warehouse and freight village.		The UDLP including the subplans required by this condition were submitted to DPHI for review and approval on 7 June 2019. The delivery of these plans has been staged in accordance with CoC A14. The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved by DPHI on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP (rev 9C, dated 12 August 2020) for Area 2 was approved by DPHI on 4 September 2020. The Consolidated UDLP (including the consolidated subplans) was submitted to DPHI and Council on 26 June 2020 for consultation.	

	b) a Lighting Sub Plan to assist in the control of lighting and reduce the visual impact of the 24 hour operational facility when viewed from residents within residential areas within the locality. The Plan must provide an assessment of the location, design specification and impacts of operational lighting associated with the development and measures proposed to minimise lighting impacts and standardise lighting design within the MPE development. The Plan must be prepared and approved by the Secretary. The Applicant must ensure that the lighting associated with the development: (i) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); (ii) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network; and (iii) is designed to reduce light spill and mitigate the visual impact of the 24-hour facility when viewed from the residential areas in the locality and the Boot Land. (c) The Lighting Sub Plan must identify and provide details of the common and individual lighting throughout the development to reduce light spill and mitigate visual impact on the residential areas in the locality by: (i) eliminating upward spill light; (ii) directing light downwards, not upwards; (iii) using shielded fittings; (iv) avoiding 'over' lighting; (v) switching lights off when not required; (vi) using energy efficient bulbs; (vii) using asymmetric beams, where floodlights are used; (viii) ensuring lights are not directed towards reflective surfaces; and (ix) using warm white colours. The approved plan must be implemented prior to occupation of the warehouse and freight village. (d) Cycling and Pedestrian Access and Facilities Sub Plan to assist in safe cycling and pedestrian connectivity through the MPE precinct by providing dedicated linkages between the warehouses, the freight village and Moorebank Avenue that will contribute to the quality and safety of the pedestrian and cyclist environment associated with the development. The Plan must be prepared by a suitably qualified and experienced person(s) and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary. The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of Cycling and Pedestrian Access and Facilities. The Plan must detail the construction, timing and responsibility for the delivery of Cycling and Pedestrian Access and Facilities and take into account the following considerations: (i) all relevant policies, guidelines and plans; (ii) provide details for the provision of safe and efficient pedestrian and cyclist access connectivity within the development and include integration with the existing and future pedestrian and cycling access in the locality; (iii) provide details of end of trip facilities available on-site at each warehouse which are to include under cover bike storage, showers and change facilities sufficient to accommodate the needs of the forecast number of employee; and (iv) the layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities. The approved plan must be implemented prior to occupation of the warehouse and freight village.	Pre- Construction and Pre-Operation	The revised MPE Stage 2 Consolidated UDLP (rev12, dated 18 December 2020) was approved by DPHI on 5 February 2021. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI on the 18 December 2022 (revision 13) and is currently being implemented. The Landscape Vegetation Management Subplan (Rev 9, dated 13 October 2022), Lighting Subplan (Rev 9, dated 13 October 2022), Cycling and Pedestrian Facilities Subplan (Rev 8, dated 13 October 2022), Employee Outdoor Meal Break Area Subplan (Rev 8, dated 13 October 2022 and the Signage Subplan (Rev 8, dated 13 October 2022) for Areas 2 and 3 were approved by DPHI on 18 December 2023.	**Compliant**

	(e) Employee Outdoor Meal Break Area sub plan to provide employee amenity associated with the development. The Plan must identify and facilitate the construction and establishment of employee outdoor meal break area and be prepared by a suitably experienced and qualified person(s) and submitted to the Secretary for approval. The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of outdoor open space. The Plan must detail the construction, timing and responsibility for the delivery and maintenance of an individual employee outdoor meal break areas for each warehouse and a communal employee/visitor eating area at the freight village and take into account the following considerations: (i) all relevant policies, guidelines and plans; (ii) the type of facilities to be provided having regard to forecast future employee and visitor needs; (iii) provide detail of the siting and design of outdoor eating areas including seating, lighting, paving, landscaping, screening, shading, vermin proof waste storage and security; and (iv) include details of the maintenance and waste collection responsibilities. Where it can be demonstrated to the satisfaction of the Secretary, that an outdoor break area cannot be accommodated on site for each warehouse, an internal eating/sitting area is to be provided within each warehouse and details provided within this subplan. The approved plan must be implemented prior to occupation of the warehouse and freight village. (f) Signage Sub Plan to assist in the management of individual building, wayfinding and common directory signage associated with the development. The Plan must be prepared by a suitably experienced and qualified person(s). and submitted to the Secretary for approval. The Plan must detail the design, illumination, construction, timing and responsibility for the delivery and maintenance of individual building and common directory signage and take into account the following considerations: (i) provision of wayfinding signage for internal streets to individual buildings and loading docks; (ii) individual building signage integration within building forms ~~no higher than 3m above the finished ground~~; (iii) no general advertising; (iv) no form of moving or flashing signs; (v) no east or south facing illuminated building signage is to be visible from residences; (vi) details of the location and specifications of the common directory board; (vii) signs are to display corporate logos and company names and must not to occupy more than 10% of any façade or wall of building; and (viii) internally illuminated signs that are visible from residences are not permitted. The approved common directory board and wayfinding signs plan must be implemented prior to occupation of the warehouse and freight village.			

B141A.	No east or south facing illuminated building signage is to be visible from residences, and internally illuminated signs that are visible from residences are not permitted.	At all times	The revised MPE Stage 2 Consolidated UDLP (rev12, 18 December 2020) was approved by DPHI on 5 February 2021. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI on the 18/12/2022 (revision 13) and is currently being implemented. The Signage Sub Plan (rev 5C, 31 July 2020) was approved by DPHI on 4 September 2020. Revised Signage Sub Plan (rev 7, 3 November 2020) was approved by DPHI on 5 February 2021.	**Compliant**
	Ecologically Sustainable Development			
B142	Warehouses and the freight village must be designed and operated to meet ESD principles including: (a) passive solar design; (b) use of energy efficient plant and equipment; (c) use of renewable energy sources; (d) cross-ventilation (e) selection of materials with lower energy manufacturing requirements; (f) use of locally sourced materials to reduce impacts associate with transport; (g) rainwater capture and reuse; (h) water efficient fixtures and fittings; and (i) waste minimisation and recycling.	Detailed Design	Considered in detailed design for warehousing and within the Urban Heat Island Mitigation Strategy (rev 7, 11 June 2019) which was approved by DPHI on 21 June 2019.	**Compliant**
	Bushfire Management			
B143	Before the commencement of construction, the Applicant must ensure that a Bushfire Emergency and Evacuation Plan is prepared. The Plan must form part of the CEMP and OEMP required by conditions C1 and C3 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be consistent with the Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, December 2014 and Australian Standard AS3745 2010 Planning for Emergencies in Facilities; and (c) a copy of the plan must be submitted to the Secretary, NSW Rural Fire Service, Council and the Certifying Authority prior to occupation.	Pre- Construction and Pre-Operation	The Bushfire Emergency and Evacuation Plan (BEEP) (rev 3, dated 14 June 2018) is included as Appendix O of CEMP (rev 4, dated 5 April 2018) approved by DPHI 8 June 2018. The revised BEEP (rev 13, 3 December 2024) was approved by DPHI on 17 January 2025 and is currently being implemented on site.	**Compliant**

B144	The entire site must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones. An updated Bushfire Management Plan must be prepared by a suitably qualified person(s) having regard to the amended final plans and demonstrating that the bushfire asset protection zones can be contained wholly within the site boundary and that management of the inner protection zone will not impact on the Boot Land. The Bushfire Management Plan will be submitted to the Secretary prior to construction of permanent access or buildings, unless otherwise agreed by the Secretary.	Pre- Construction and Pre-Operation	The BMP (rev 3, dated 14 June 2018) approved by DPHI 15 June 2018. The revised BMP (rev 11, dated 3 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. Letter from Blackash Bushfire Consulting (27/01/2021) identifying that the Project will achieve Bushfire Attack Level (BAL) 12.5, or BAL 19 which is well above the deemed to satisfy requirements of PBP 2006.	**Compliant**
B145	Public road access must comply with section 4.1.3(1) of Planning for Bush Fire Protection 2006 except for the requirement for through-access.	At all times	NSW Rural Fire Service letter dated 20 September 2017 confirmed MPE Stage 2 compliance with this condition.	**Compliant**
B146	The provision of water, electricity and gas must comply with section 4.1.3 of Planning for Bush Fire Protection 2006.	At all times	NSW Rural Fire Service letter dated 20 September 2017 confirmed MPE Stage 2 compliance with this condition.	**Compliant**
	Ancillary Facilities			
B147	Ancillary facilities that are not identified by description and location in the documents listed in A2 must not be constructed unless they satisfy the following criteria: (a) the facility is development of a type that would, if it were not for the purpose of the development, otherwise be exempt or complying development; or (b) the facility is located as follows: (i) at least 50 metres from any waterway unless an erosion and sediment control plan is prepared and implemented so as not to affect water quality in the waterway in accordance with Managing Urban Stormwater series; (ii) within or adjacent to land upon which the development is being carried out; (iii) with ready access to a road network; (iv) so as to avoid the need for heavy vehicles to travel on local streets or through residential areas in order to access the facility; (v) on level land; (vi) so as to be in accordance with the INCG (DECC 2009) or as otherwise agreed in writing with affected landowners and occupiers; (vii) so as not to require vegetation clearing beyond the extent of clearing approved under other terms of this approval except as approved by the ER as minor clearing; (viii) so as not to have any impact on heritage items (including areas of archaeological sensitivity) beyond the impacts identified, assessed and approved under other terms of this approval; (ix) so as not to affect lawful uses of adjacent properties that are being carried out at the date upon which construction or establishment of the facility is to commence; (x) to enable operation of the ancillary facility during flood events and to avoid or minimise, to the greatest extent practicable, adverse flood impacts on the surrounding environment and other properties and infrastructure; and (xi) so as to have sufficient area for the storage of raw materials to minimise, to the greatest extent practicable, the number of deliveries required outside standard construction hours.	Construction	Section 1.6.1.3 of the approved CEMP (rev 19, 3 December 2024), outlines the procedure to be undertaken should an ancillary facility be required. Revision 19 of the CEMP was approved by DPHI on 12 February 2025 and is currently being implemented on site. No new ancillary facilities were required during the reporting period.	**Compliant**

B148	Prior to establishment of any ancillary facility that is not identified by description and location in the documents listed in A2 that satisfies the criteria in condition B148, the Applicant must prepare and implement an Ancillary Facilities Management Plan which outlines the environmental management practices and procedures for the establishment and operation of the ancillary facility. The Ancillary Facilities Management Plan must be prepared in consultation with the relevant council and submitted to the Secretary for approval one month prior to installation of ancillary facilities. The Ancillary Facilities Management Plan must detail the management of the ancillary facilities and include: (a) a description of activities to be undertaken during construction (including scheduling of construction); (b) a program for ongoing analysis of the key environmental risks arising from the activities described in subsection (a) of this condition, including an initial risk assessment undertaken prior to the commencement of construction of the development; and (c) details of how the activities described in subsection (a) of this condition will be carried out to: (i) meet the performance outcomes stated in the documents listed in conditions A2; and (ii) manage the risks identified in the risk analysis undertaken in subsection (b) of this condition.	Pre- Construction	Section 1.6.1.3 of the approved CEMP (rev 19, 3 December 2024), outlines the procedure to be undertaken should an ancillary facility be required. Revision 19 of the CEMP was approved by DPHI on 12 February 2025 and is currently being implemented on site. No new ancillary facilities were required during the reporting period.	**Compliant**
B149	Minor ancillary facilities comprising lunch sheds, office sheds, and portable toilet facilities, that are not identified in the documents listed in condition A2 and which do not satisfy the criteria set out in condition B146 of this approval must satisfy the following criteria: (a) have no greater environmental and amenity impacts than those that can be managed through the implementation of environmental measures detailed in the CEMP required under condition C1 of this approval; and (b) have been assessed by the ER to have: (i) minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the INCG (DECC 2009), traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts; (ii) minimal environmental impact with respect to waste management and flooding; and (iii) no impacts on biodiversity, soil and water, and heritage items beyond those already approved under other terms of this approval.	Construction	Section 1.6.1.3 of the approved CEMP (rev 19, 3 December 2024), outlines the procedure to be undertaken should an ancillary facility be required. Revision 19 of the CEMP was approved by DPHI on 12 February 2025 and is currently being implemented on site. No new ancillary facilities were required during the reporting period.	**Compliant**

B150	Boundary screening must be erected around all ancillary facilities that are adjacent to sensitive receivers for the duration of construction unless otherwise agreed with relevant Council(s), and affected residents, business operators or landowners.	Pre- Construction	Section 1.6.1.3 of the approved CEMP (rev 19, 3 December 2024), outlines the procedure to be undertaken should an ancillary facility be required. Revision 19 of the CEMP was approved by DPHI on 12 February 2025 and is currently being implemented on site. No ancillary facilities are adjacent to sensitive receivers.	**Compliant**
B151	Boundary screening required under condition B150 must minimise visual, noise and air quality impacts on adjacent sensitive receivers.	Pre- Construction	Noted. No complaints relating to MPE S2 construction activities received during the reporting period.	**Not Triggered**
	Food Preparation Areas			
B152	All food premises must be designed, constructed and operated to meet legislative requirements and Australian Standards including: (a) the Australian New Zealand Food Standards Code including Food Safety Standard 3.2.2 Food Premises and Equipment; (b) AS 4674-2004: Design, construction and fit out of food premises; (c) AS 4322-1995: Quality and performance of commercial electrical appliances – Hot food storage and display equipment; (d) AS ISO 22000-2005: Food safety management systems-Requirements for any organisation in the food chain.	Detailed Design	This compliance report relates to construction only.	**Not Triggered**
B153	The Applicant must obtain a certificate from a suitable qualified tradesperson, certifying that kitchen, food storage and food preparation areas have been fitted in accordance with Australian Standard AS4674. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Operation	This compliance report relates to construction only.	**Not Triggered**
	Community Consultative Committee			
B154	Before early works and fill importation a Community Consultative Committee (CCC) must be established for the Moorebank Intermodal Precinct (MPE and MPW) in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2016). The CCC must function for the duration of construction and for at least 5 years following commencement of operation. 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.	Pre- Construction	DPHI acknowledged CCC on 23 May 2018. The CCC continues to meet on a quarterly basis. CCC meeting minutes are available on the Development website.	**Compliant**

	Community Communication Strategy			
B155	No later than one month before early works and fill importation, a Community Communication Strategy must be prepared and submitted to the Secretary for approval. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, the 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. The Community Communication Strategy must: (a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development; (a) detail the mechanisms for regularly consulting with the local community throughout the development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results; (b) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works or manage traffic disruptions; (c) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and (d) include a complaints procedure for recording, responding to and managing complaints, including: (i) email, toll-free telephone number and postal address for receiving complaints; (ii) advertising the contact details for complaints prior to and during operation, via the local newspaper and through on-site signage; (iii) a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and (iv) procedures for the resolution of any disputes that may arise during the course of the development.	Pre- Construction and Pre-Operation	The Community Communication Strategy (rev 3, dated 13 April 2018) was approved by DPHI 01 June 2018. The revised Community Communication Strategy (Revision 12, Dated 03 December 2024) was approved by DPHI on 13 January 2025 and is currently being implemented on site.	**Compliant**
B156	The Applicant must: (a) not commence construction until the Community Communication Strategy is approved by the Secretary; (b) implement the approved Community Communication Strategy for the duration of the development and for 24 months following the completion of operation.	Construction	The Community Communication Strategy (rev 3, dated 13 April 2018) was approved by DPHI 01 June 2018. The revised Community Communication Strategy (Revision 12, Dated 03 December 2024) was approved by DPHI on 13 January 2025 and is currently being implemented on site.	**Compliant**
B157	The Complaints Register must be provided to the Secretary within 7 days upon request, for the period detailed within the request.	Construction	The complaints register is provided to DPHI Compliance on a fortnightly basis.	**Compliant**

*Writing in red font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 2 Consolidated Consent in January 2020.

*Writing in green font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 3 in December 2020.
*Writing in blue font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 4 in January 2021.
*Writing in orange font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 1 in March 2022.
*Writing in purple font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 5 in September 2023.
*Writing in pink font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 6 in February 2024.

Approval (ID)	Condition	Development Phase	Evidence and Comments	Compliance Status
Compliance Requirement				
	Construction Environmental Management Plan			
C1	Before the commencement of construction, a Construction Environmental Management Plan (CEMP) must be prepared to the satisfaction of the Secretary. The CEMP must: (a) identify the statutory approvals required to carry out the development; (b) outline all environmental management practices and procedures to be followed during construction works associated with the development; (c) describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages; (d) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts; (e) describe the roles and responsibilities for all relevant employees involved in construction works associated with the development; and (f) include the management plans required under this approval, including: (i) Construction Traffic and Access Management Plan; (ii) Concrete Batching Plant Management Plan; (iii) Soil and Water Management Plan; (iv) Flood Emergency Response Plan; (v) Construction Air Quality Management Plan; (vi) Construction Noise and Vibration Management Plan; (vii) Heritage Management Plan; (viii) Construction Flora and Fauna Management; (ix) Construction and Demolition Waste Management Plan; (x) Contamination Management Plan; and (xi) Bushfire Emergency and Evacuation Plan.	Pre-Construction	The following management plans were prepared; • CEMP (rev 4) dated 5 April 2018, approved by DPHI 8 June 2018 • CTAMP - Phase A (rev 9) - approved by DPHI 15 June 2018 • CTAMP - Phase B (rev K) - approved by DPHI 13 December 2018 • SWMP (rev 6) - approved by DPHI 8 June 2018 • FERP (rev 5) - approved by DPHI 1 June 2018 • CAQMP (rev 4) - approved by DPHI 1 June 2018 • CNVMP (rev 5) - approved by DPHI 15 June 2018 • CHMP (rev 6) - approved 15 June 2018 • CFFMP (rev 5) - approved by DPHI 1 June 2018 • CDWMP (rev 6) - approved by DPHI 1 June 2018 • CMP - approved by DPHI 30 May 2018 • BEEP (rev 3) - approved by DPHI 8 June 2018. The CEMP and sub-plans have been revised throughout the progression of construction, and the current revisions of these documents are noted against the relevant condition of consent.	Compliant
C2	The Applicant must: (a) not commence construction until the CEMP is approved by the Secretary; and (b) carry out the construction of the development in accordance with the most recent version of the CEMP approved by the Secretary, unless otherwise agreed by the Secretary.	Pre-Construction	CEMP (rev 4) dated 5 April 2018, approved by DPHI 8 June 2018. The CEMP (rev 19, 3 December 2024) was approved by DPHI on 12 February 2025 and is being implemented on site.	Compliant

	Operational Environmental Management Plan			
C3	Before the commencement of operations, a Precinct Operational Environmental Management Plan (OEMP) must be prepared to the satisfaction of the Secretary. The OEMP must: (a) be prepared by a suitably qualified and experienced expert; (b) provide the strategic framework for environmental management of the development; (c) identify the statutory approvals required to carry out the development; (d) Identify the infrastructure to be managed under the Precinct OEMP which is to include pavements, stormwater detention and water quality treatment structures and devices; and landscaping. (e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development including the overall responsibility for the operational environmental management of the freight village; (f) describe the procedures to be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and (g) include the management plans required under this approval, including: (i) Operational Traffic and Access Management Plan; (ii) Workplace Travel Plan; (iii) Stormwater Infrastructure Operation and Maintenance Plan; (iv) Flood Emergency Response Plan; (v) Operational Air Quality Management Plan; (vi) Operational Noise and Vibration Management Plan; (vii) Heritage Interpretation Plan; (viii) Operational Flora and Fauna Management Plan; (ix) Waste Management Plan; (x) Long-term Contamination Management Plan; and (xi) Bushfire Emergency and Evacuation Plan.	Pre-Operation	This compliance report relates to construction only.	Not Triggered
C4	The Applicant must: (a) not commence operation of the development until the OEMP is approved by the Secretary; and (b) operate the development in accordance with the most recent version of the OEMP approved by the Secretary, unless otherwise agreed by the Secretary.	Pre-Operation	This compliance report relates to construction only.	Not Triggered
C5	Overall responsibility of the development, including the freight village environmental management during operation, must be by the entity responsible for the Precinct environmental management.	Operation	This compliance report relates to construction only.	Not Triggered
	Occupation Environmental Management Plan			
C6	Prior to occupation of individual warehouses, a Warehouse OEMP must be submitted to the Secretary for approval and must: (a) be generally in accordance with the precinct OEMP required under condition C3; (b) demonstrate compliance with condition B114 ~~regarding maintenance of quantities of dangerous goods below the screening threshold;~~ and (c) include auditing requirements.	Pre-Operation	This compliance report relates to construction only.	Not Triggered

	Management Plan Requirements			
C7	The Applicant must ensure that the environmental management plans required under this consent are prepared in accordance with any relevant guidelines, and include: (a) detailed baseline data; (b) a description of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures/criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the management measures to be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of any management measures (see (c) above); (e) a contingency plan to manage any unpredicted impacts and their consequences; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incidents and non-compliances; (ii) complaints; (iii) non-compliances with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Secretary may waive some of these requirements if they are unnecessary or unwarranted for a particular management plan.	At all times	Management plans have been satisfactorily prepared in accordance with the requirements of CoC C7 as demonstrated by the receipt of DPHI approvals.	Compliant
	Revision of Strategies, Plans and Programs			
C8	At least one month prior to the commencement of a new phase of the development, the CEMP or OEMP and applicable subplans must be reviewed and submitted to the Secretary for approval.	Pre-Construction	CEMP (rev 4) dated 5 April 2018, approved by DPHI 8 June 2018 and as per C1 above. The revised CEMP (rev 19, 3 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site.	Compliant
C9	Within three months of: (a) the submission of an annual review under condition C10; (b) the submission of an incident or non-compliance notification under condition C13; (c) the submission of an audit under condition C19; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Secretary under condition A2; the strategies, plans and programs required under this consent must be reviewed, and if necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, must be revised, to the satisfaction of the Secretary. Where revisions are required, the revised document must be submitted to the Secretary for approval within six weeks of the review. Note: The purpose of this condition is to ensure that strategies, plans and programs are regularly updated to incorporate any measures recommended to improve the environmental performance of the development.	At all times	The MPE S2 2024 Annual Review was submitted to the Planning Secretary on 03/03/26. Documentation is currently under review. No incidents or non compliances were submitted during the reporting period. No modifications were approved during the reporting period. No directions were received from the Planning Secretary during the reporting period.	Compliant

	Annual Review			
C10	Each year, the Applicant must submit a review the environmental performance of the development (including all tenants and occupants) to the to the Department. The review must: (a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the next year; (b) include a comprehensive review of the monitoring results and complaints records from the previous year, including a comparison of these against the: (i) the relevant statutory requirements, limits or performance measures/criteria; (ii) requirements of any plan or program required under this consent; (iii) the monitoring results of previous years; and (iv) the relevant predictions in the EIS, Submissions Report, Consolidated assessment clarification responses; Modification Assessment, or conditions of this consent; (c) identify any non-compliance over the previous year, and describe what actions were (or are being) taken to ensure compliance; (d) identify any trends in the monitoring data over the life of the development; (e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and (f) describe what measures will be implemented over the next year to improve the environmental performance of the development. The Applicant must ensure that copies of the Annual Review are submitted to Council and are available to the CCC and any interested person upon request.	At all times	The Annual Review #7 (01 January 2024 - 01 December 2024) was submitted to the Department on 03/03/26. The Annual Review #7 was submitted to Council on 09/03/26.	Compliant
	Incident Notification, Reporting and Response			
C11	The Department must be notified in writing to compliance@planning.nsw.gov.au 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.	At all times	Incident response is addressed in Section 2.8.3 of the CEMP (rev 19, 3 December 2024). Revision 19 of the CEMP was approved on 12 February 2025 and is currently being implemented on site. There were no incidents during the reporting period.	Not Triggered
C12	A written incident notification addressing all requirements for such notification set out in Appendix D of this consent, must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within 7 days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition or, having given such notification, subsequently forms the view that an incident has not occurred.	At all times	Incident response is addressed in Section 2.8.3 of the CEMP (rev 19, 3 December 2024). Revision 19 of the CEMP was approved on 12 February 2025 and is currently being implemented on site. There were no incidents during the reporting period.	Not Triggered

C13	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in Appendix C of this consent, and such further reports as may be requested.	At all times	Incident response is addressed in Section 2.8.3 of the CEMP (rev 19, 3 December 2024). Revision 19 of the CEMP was approved on 12 February 2025 and is currently being implemented on site. There were no incidents during the reporting period.	Not Triggered
C14	Any written requirements of the Secretary or relevant public authority (as determined by the Secretary) which may be given at any point in time, to address the cause or impact of an incident must be complied with and within any timeframe specified by the Secretary or relevant public authority.	At all times	Incident response is addressed in Section 2.8.3 of the CEMP (rev 19, 3 December 2024). There were no incidents during the reporting period.	Not Triggered
C15	If statutory notification is provided to EPA as required under the POEO Act in relation to the development, such notification must also be provided to the Secretary within 24 hours after the notification was provided to EPA.	At all times	Incident response is addressed in Section 2.8.1 of the CEMP (rev 19, 3 December 2024). Revision 19 of the CEMP was approved on 12 February 2025 and is currently being implemented on site. There were no statutory notifications to the EPA required during the reporting period.	Not Triggered
	Non Compliance Notification and Reporting			
C16	The Department must be notified in writing to compliance@planning.nsw.gov.au within 7 days after the Applicant becomes aware of any non-compliance.	At all times	No non-compliances have been notified during the reporting period.	Not Triggered
C17	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, the reasons for the non-compliance (if known), and what actions have been, or will be, undertaken to address the non-compliance.	At all times	No non-compliances have been notified during the reporting period.	Not Triggered

	Independent Environmental Audit			
C18	Within one year of the commencement of any development under this consent, and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. Audits must: (a) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary; (b) be carried out in consultation with the relevant agencies and the CCC; (c) assess the environmental performance of the development (and tenancies)and assess whether it is complying with the relevant requirements in this consent, and any strategy, plan or program required under this consent; (d) review the adequacy of any approved strategy, plan or program required under this consent; and (e) recommend appropriate measures or actions to improve the environmental performance of the development, and/or any strategy, plan or program required under this consent.	At all times	No Independent Audit was undertaken during the reporting period.	Compliant
C19	Within three months of commencing an Independent Environmental Audit, or unless otherwise agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.		No Independent Audit was undertaken during the reporting period.	Compliant
	Access to Information			
C20	At least 48 hours before the commencement of construction until the completion of all works under this consent, including demolition and remediation, the Applicant must: (a) make copies of the following publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) 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; (v) 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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or make a complaint; (viii) a complaints register updated on a monthly basis; (ix) the Annual Reviews of the development; (x) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (xi) any other matter required by the Secretary; and (b) keep such information up to date, to the satisfaction of the Secretary.	At all times	The Development website is progressively updated as documents are approved for each stage of the construction and operation activities.	Compliant

	Compliance Monitoring and Tracking			
C21	The Proponent must prepare and implement a Compliance Tracking Program to track compliance with the requirements of this approval. The Compliance Tracking Program must be submitted to the Secretary for approval prior to the commencement of construction. The Compliance Tracking Program must include, but not be limited to: (a) provision for the notification of the Secretary prior to the commencement of construction and prior to the commencement of operation of the development (including prior to each stage, where works are being staged); (b) provision for periodic review of the compliance status of the development against the requirements of this approval and the environmental management measures committed to in the documents referred to in condition A2; (c) provision for periodic reporting of compliance status to the Secretary, including but not limited to: (i) a Pre-Construction Compliance Report prior to the commencement of construction, (ii) six-monthly Construction Compliance Reports, for the duration of construction, and (iii) a Pre-Operation Compliance Report prior to the commencement of operation, and six monthly operational compliance reports; (d) a program for independent environmental auditing; (e) mechanisms for recording environmental incidents during construction and actions taken in response to those incidents; (f) provision for reporting environmental incidents to the Secretary during construction; (g) procedures for rectifying any non-compliance identified during environmental auditing, review of compliance or incident management; and (h) provision for ensuring all employees, contractors and sub-contractors are aware of, and comply with, the conditions of this approval relevant to their respective activities.	At all times	Compliance Tracking Program CTP (rev 5, dated 24 May 2018) was approved by DPHI on 8 June 2018. The CTP was revised to include updates to conditions of consent following the approval of SSD 7628- Mod 6. The CTP (Rev 9, 26 March 2024) was submitted to DPHI on the 9 April 2024 was approved on the 06 June 2024. This six-monthly construction compliance report has been prepared to satisfy CoC C21 (c)(ii).	Compliant
	Environment Representative			
C22	A suitably qualified and experienced ER who is independent of the development must be nominated by the Applicant, approved by the Secretary and engaged for the duration of construction of the development in accordance with the Environmental Representative Protocol (DPHI 2017). Additional ERs may be engaged for the purpose of this condition in which case the obligations to be carried out by an ER under the terms of this consent may be satisfied by any ER that is approved by the Secretary. The details of nominated ER(s) must be submitted to the Secretary for approval no later than one month prior to the commencement of works, or within another timeframe agreed with the Secretary. This condition does not preclude the same ER for MPW projects being considered by the Secretary.	Pre-Construction	The ER was appointed on 14 February 2018. An alternate ER was appointed on 22 November 2021.	Compliant
C23	Construction must not commence until an ER nominated under C22 has been approved by the Secretary.	Pre-Construction	The ER was appointed on 14 February 2018. An alternate ER was appointed on 22 November 2021.	Compliant

C24	From commencement of any works until completion of construction, the approved ER must: (a) on behalf of the Applicant, receive and respond to communication from the Secretary in relation to the environmental performance of the development; (b) consider and inform the Secretary on matters specified in the terms of this consent; (c) consider and recommend any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; (d) review the following documents required to be prepared under the terms of this consent, ensure they are consistent with requirements in or under this consent and if so, endorse them prior to submission to the Secretary (if required to be submitted to the Secretary) or prior to implementation (if not required to be submitted to the Secretary): (i) CEMP; (ii) OEMP; and (iii) the other plans and sub-plans required by these conditions, and referenced in conditions C1 and C3; (e) regularly monitor the implementation of all documents required to be prepared under the terms of this consent to ensure implementation is being carried out in accordance with what is stated in the document and the terms of this consent; (f) as may be requested by the Secretary, help plan, attend or undertake Department audits of the development including scoping audits, programming audits, briefings, and site visits, but not independent audits required under condition C18 of this consent; (g) if conflict arises between the Applicant and the community in relation to the environmental performance of the development, attempt to resolve the conflict, and if it cannot be resolved, notify the Secretary; (h) consider any minor amendments to be made to the CEMP, CEMP sub-plans and monitoring programs that comprise updating or are of an administrative nature, and are consistent with the terms of this consent and the CEMP, CEMP sub-plans and monitoring programs approved by the Secretary and, if satisfied such amendment is necessary, approve the amendment. This does not include any modifications to the terms of this consent; and (i) prepare and submit to the Secretary and other relevant regulatory agencies, for information, a monthly Environmental Representative Report detailing the ER's actions and decisions on matters for which the ER was responsible in the preceding month (or other timeframe agreed with the Secretary). The Environmental Representative Report must be submitted within seven (7) days following the end of each month for the duration of construction of the development, or as otherwise agreed with the Secretary.	Pre-Construction	The ER was appointed on 14 February 2018. An alternate ER was appointed on 22 November 2021. The following monthly ER reports were submitted during the reporting period; - April 2025: submitted 7 May 2025 - May 2025: submitted 6 June 2025 - June 2025: submitted 20 June 2025 - July 2025: submitted 7 August 2025 - August 2025: submitted 28 August 2025 - September 2025: submitted 3 October 2025.	Compliant

*Writing in red font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 2 Consolidated Consent in January 2020.
*Writing in green font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 3 in December 2020.
*Writing in blue font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 4 in January 2021.
*Writing in orange font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 1 in March 2022.
*Writing in purple font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 5 in September 2023.
*Writing in pink font represents additions and changes made to the conditions due to approval of SSD 7628 Modification 6 in February 2024.

Appendix B - SSD 7628 Partial Subdivision Consent Tracking Table

Approval (ID)	Condition	Timing	Evidence and comments	Compliance Status
Compliance Requirement				
Part A Administrative Conditions				
	Obligation to Minimise Harm to the Environment			
A1	In addition to meeting the specific performance measures and criteria established under this consent, all reasonable measures must be implemented to prevent, and if prevention is not reasonable, minimise, any harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times.	There were no non-compliances against the SSD 6628 Partial Consent Subdivision reported during the reporting period.	Compliant
	Terms of Consent			
A2	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) in accordance with the EIS and Response to Submissions; and (d) in accordance with *Subdivision Ancillary Report- Moorebank Precinct East Stage 2 (SSD 7628)* (Aspect Environmental, August 2018), *MPE Stage 2 Subdivision Application* (SIMTA, 12 December 2018), *MPE Stage 2 SSD 7628- Subdivision* (SIMTA, 19 December 2018), and *Plan of Proposed Final Subdivision* (Tactic Group, 12 February 2019) inclusive of the Subdivision Plan.	At all times.	Approved Subdivision Plan: ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') 31 July 2019). Approval of the staged subdivision plan for Lot 24 provided by the Planning Secretary on 9/8/2019 (ref: DOC19/661522). Staged Subdivision Plan Approval (DPIE; 3 December, 2019. Ref: DOC19/982214). An updated Subdivision Plan (Land Partners, March 2020) was provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3. Arcadis Statement of Compliance: ('Final_MPE_Subdivision_ Compliance_Letter_B3_20190626.pdf') 26 June 2019) provided to Certifying Authority: (email 26 June 2019).	Compliant
A3	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: and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	At all times.	No written directions received from the Planning Secretary during the reporting period.	Not Triggered
A4	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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. *Note: For the purposes of this condition, there will be an inconsistency between documents if is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction and the document*	At all times.	For reference.	Not Triggered
	Limits of Consent			
A5	This partial consent does not authorise the carrying out of any construction works.	At all times.	For reference.	Compliant
A6	This partial consent allows staging of subdivision (Appendix 2) provided that, prior to the issue of any subdivision certificate (including the first and any subsequent subdivision certificates), the Applicant provides a revised Subdivision plan and supporting information to the Planning Secretary for approval that clearly identifies that relevant estate workers (including but not limited to site services, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) for the proposed lot(s) have been completed. The Applicant must not commence subdivision of the development until the revised Subdivision Plan and supporting information is approved by the Planning Secretary.	At all times.	For reference. Approval of the staged subdivision plan for Lot 24 was provided by the Planning Secretary on 9 August 2019 (ref: DOC19/661522). An updated Subdivision Plan (Land Partners, March 2020) was provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3. MPE Stage 2 Subdivision Partial Consent – Condition A6 Staged Subdivision Supporting Information – Lot 22 (Stage 4) (Tactical Group 07 May 20).	Compliant
	Applicability of Guidelines			

A7	References in the conditions of this consent of 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.	At all times.	For reference.	Not Triggered
A8	However, 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 replacement of them.	At all times.	For reference.	Not Triggered
	Incident Notification, Reporting and Response			
A9	The Department must be notified in writing to compliance@planning.nsw.gov.au 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. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 4.	At all times.	For reference.	Not Triggered
	Non Compliance Notification			
A10	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	Within 7 days of any non-compliance.	There were no non-compliances with SSD 6628 Partial Consent Subdivision reported during the reporting period.	Not Triggered
A11	A non-compliance 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.		*See A10	Not Triggered
A12	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times.	*See A10	Not Triggered
Advisory Notes				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times.	For reference.	Compliant

Approval (ID)	Condition	Timing	Evidence and comments	Compliance Status
Compliance Requirement				
Part B Specific Environmental Conditions				
	Requirements of *Environmental Planning and Assessment Act 1979*- Application for a Part 4A Certificate			
B1	In undertaking of the subdivision approved under this consent, the Applicant must comply with the requirements of Part 4A 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.	At all times.	MPE Stage 2 SSD-7628 Staged Subdivision (A6) Memorandum: Section 4.3 Information / Response provided i) including Attachment 5: Baker Ryan Stewart Letter. Copies of the Subdivision Certificates will be retained as they are received.	Compliant
	Subdivision Certificate			
B2	Before granting any Subdivision Certificate, the Certifying Authority must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with and the relevant estate works (including but not limited to site services, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) have been completed.	Prior to issue of Subdivision Certificate.	For Information - Not triggered.	Not Triggered
	Statement of Compliance- Completion in Accordance with a Project Approval/ Development Consent			
B3	Prior to the issue of a Subdivision Certificate, a Statement of Compliance shall be provided to the Certifying Authority 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 MPE Stage 1 development consent, MPE Stage 2 development consent, the conditions of this consent, and MPE Concept Plan Approval.	Prior to issue of Subdivision Certificate.	Arcadis Statement of Compliance: ('Final_MPE_Subdivision_ Compliance_Letter_B3_20190626.pdf') dated 26 June 2019. Arcadis Statement of Compliance Lots 13, 12, 26 and 24: ('MPE Site Subdivision Statement of Compliance CoC B3') dated 9 August 2019. Partial Development Consent SSD 7628- Statement of Compliance for Subdivision of Lot 22 (8/04/2020).	Compliant
	Easements			
B4	The Applicant must create and display on the subdivision plan those particular easements as required, inclusive of the requirements of conditions B5-B9 of this consent. The easements must include those easements, described for the whole of the MPE site in the 'Form of easement Instrument for subdivided lots of Lot DP1048263 included in Appendix B of the Subdivision Ancillary Report- Moorebank Precinct East Stage 2 (SSD 7628) (Aspect Environmental, August 2018) and updated in *Plan of Proposed Final Subdivision* (Tactical Group, 12 February 2019).	At all times.	Approved Subdivision Plan: ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') Attachment 1, dated 31 August 2019 . Staged Subdivision Plan Approval (DPIE; 3 December, 2019. Ref: DOC19/982214). An updated Subdivision Plan (Land Partners, March 2020) was provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3: Subdivision partial consent modification.	Compliant
B5	The drainage easements must be consistent with the final drainage details approved by the Planning Secretary in relation to conditions A22, A23 and A24 of the MPE Stage 2 of the development consent.	At all times.	Staged Subdivision Plan Approval (DPIE; 3 December 2019. Ref: DOC19/982214). An updated Subdivision Plan (Land Partners, March 2020) was provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3: Subdivision partial consent modification.	Compliant
B6	The access easements must be consistent with the final access details approved by the Planning Secretary in relation to condition A22 of the MPE Stage 2 development consent.	At all times.	Staged Subdivision Plan Approval (DPIE; 3 December 2019. Ref: DOC19/982214).	Compliant
B7	Survey of drainage works (including OSD, channels and pipes and pits) and access works confirming the location of the works required in relation to the final approved versions of the amended development layout plans and design plans, amended WSUD plans and amended architectural plans required conditions A22, A23 and A24 of the MPE Stage 2 development consent shall be undertaken prior to the registration of the plan of subdivision.	At all times.	Arcadis Statement of Compliance: ('Final_MPE_Subdivision_ Compliance_Letter_B3_20190626.pdf') dated 26 June 2019. Arcadis Statement of Compliance Lots 13, 12, 26 and 24: ('MPE Site Subdivision Statement of Compliance CoC B3') dated 9 August 2019. Partial Development Consent SSD 7628- Statement of Compliance for Subdivision of Lot 22 (8/04/2020).	Compliant

B8	Prior to the issue of a Subdivision Certificate, the Applicant must provide to the Certifying Authority and the Planning Secretary evidence from an independent subdivision engineer that the drainage and access easements are consistent with the final approved versions of the amended development layout plans and design plans, amended WSUD plans and amended architectural plans required conditions A22, A23 and A24 of the MPE Stage 2 development consent.	Prior to issue of Subdivision Certificate.	Arcadis Statement of Compliance: ('Final_MPE_Subdivision_ Compliance_Letter_B3_20190626.pdf') dated 26 June 2019. Arcadis Statement of Compliance Lots 13, 12, 26 and 24: ('MPE Site Subdivision Statement of Compliance CoC B3') dated 9 August 2019. Partial Development Consent SSD 7628- Statement of Compliance for Subdivision of Lot 22 (8/04/2020).	Compliant
B9	A section 88B instrument shall be placed on each lot requiring that the development of the lot shall be in accordance with the MPE stage 1 development consent, MPE Stage 2 Development consent and the conditions of consent.	At all times.	s 88B Instrument Lots 24-25 (30/05/2019). S 88B instrument Lots 26-27 (1/07/2019). Subdivision Plan s88B instrument: ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') Attachment 2. 31/07/19. S 88B Instrument Lots 12-13. S 88B Instrument for 11kV lead in services easement (Endeavour Energy, 20/11/2019).	Compliant
B10	As part of the Subdivision certification process and prior to lodgement 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 be provided to the Certifying Authority and the Planning Secretary evidence that all easements required by this approval, and other licences, approvals and consents, have been lodged for registration or registered at the NSW Land Registry Services.	Prior to lodgement of Subdivision Plan.	Subdivision Plan s88B instrument: ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') Attachment 2. 31 August 2019. Reference NSW Land Registry Services: lodgement receipt or copy of registration certificate ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') Attachment 4. 31 July 2019. NOA UIS0888 - Lot 22 - EXECUTED (complete)	Compliant
	Utilities and Services			
B11	Before the construction of any utility works associated with the MPE Stage 2 development, the Applicant must obtain relevant approvals from service providers.	Prior to Utility Works.	Utilities connections for warehouse development will be from the MPE Stage 1 site and approvals from utilities providers will not be required. Table 9 of CEMP (rev 4) dated 5 April 2018. The revised CEMP (rev 18, 25 September 2023) is currently being implemented on site. Approvals for utility adjustments required for MADR were obtained as required.	Compliant
	Telecommunications			
B12	Before the issue of a Subdivision Certificate for the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for: (a) the installation of fibre ready facilities to all individual lots and/ or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre- ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.	Prior to issue of Subdivision Certificate.	Confirmation of arrangements and agreement with Telstra: (Provisioning letter 'Telstra Network connection-400 Moorebank Ave Moorebank NSW V5_25_07_2019.pdf') 26 July 2019.	Compliant
B13	The Applicant must demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.	Prior to Operation or Subdivision.	Copy of confirmation provided by Telstra: (Provisioning letter 'Telstra Network connection-400 Moorebank Ave Moorebank NSW V5_25_07_2019.pdf') 26 July 2019.	Compliant
	Sydney Water Compliance Certificate			

B14	Prior to issue of any Subdivision Certificate, a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water and shall be provided to the Certifying Authority demonstrating that the development has satisfied the detailed requirements of Sydney Water in respect to water and wastewater.	Prior to issue of Subdivision Certificate.	S 73 Certificate Lots 24 and 25 (Sydney Water, Case No 176215, 18 July 2019). S73 Certificate WH1 (Sydney Water, Case No 178032, 18 July 2019). S73 Certificate Lots 22, 21 and 23 (Sydney Water, Case No 180380, 23 January 2020). S73 Certificate Lots 26 and 27 (Sydney Water, Case No 178726, 18 July 2019). S73 Certificate Lots 12 and 13 (Sydney Water, Case No 178768, 18 July 2019) .	Compliant
	Endeavour Energy Electrical Infrastructure			
B15	A Notification of Arrangement from Endeavour Energy must be obtained prior to lodgement of the subdivision plan	Prior to lodgement of Subdivision Plan.	A Notification of Arrangement from Endeavour Energy was executed on 30 May 2019 (NOA UIS0866 - Lot 24&25).	Compliant
	Management			
B16	Prior to issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPE Site must be prepared and submitted to the Secretary for approval. The OEMP must; (a) specify that Qube, 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, 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 (b) prescribes the management and maintenance measures appliable to the estate works described at (a) above. *Note:* The OEMP required under this condition may be incorporated within the OEMP prepared and implemented in accordance with condition C3 of the development consent SSD7628 (MPE Stage 2), granted by the then Planning Assessment Commission on 31 January 2018, and the OEMP prepared and implemented in accordance with condition F4 of the development consent SSD 6766 (MPE Stage 1),	Prior to issue of Subdivision Certificate.	The POEMP was submitted to DPIE on 7 May 2019 (82068449_9). DPIE approval of the POEMP was received on the 26 July 2019.	Compliant
B17	The Applicant Must: (a) not commence operation or subdivision of the development until the OEMP is approved by the Planning Secretary; and (b) 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.	Prior to Operation or Subdivision.	DPIE Approval of POEMP letter dated 26 July 2019.	Compliant
B18	The requirement to comply with the OEMP is to be registered on title.	Prior to Operation or Subdivision.	Satisfied by Subdivision Plan s88b instrument and easement plan provided for B10 which includes a covenant to comply with the OEMP.	Compliant

Appendix C - SSD 7628 Final Compilation Mitigation Measures Tracking Table

Approval (ID)	Condition	Timing	Evidence and comments	Compliance Status
Compliance Requirement				
0A	Pre-construction works would be undertaken subject to Environmental Work Method Statement (EWMS) (Appendix I of this RtS). Pre-construction works include the following: • works within Works period A (pre-construction activities), including: – establishment of site access points – importation of fill for site preparation activities – installation of site fencing – remediation and UXO, EO or EOW management where required. • survey; acquisitions; or building/ road dilapidation surveys; fencing; investigative drilling, excavation or salvage • clearing any native vegetation within the Amended construction area , with the exception of the southern and eastern swales located outside of the SIMTA site • establishment of site compounds and construction facilities • installation of environmental mitigation measures • utilities adjustment and relocation that do not present a significant risk to the environment, as determined by the Environmental Representative • other activities determined by the Environmental Representative to have minimal environmental impact • all works as described in Works period A in Section 4 of the EIS and Appendix I of this RtS.	Pre-construction	Pre-Construction works were undertaken outside the reporting period.	Not Triggered
0B	The Construction Environmental Management Plan (CEMP), or equivalent, for the Amended Proposal would be based on the PCEMP (Appendix G of the EIS), and include the following preliminary management plans: • Preliminary Construction Traffic Management Plan (PCTMP) (Appendix K of the EIS) • Air Quality Management Plan (AQMP) (Appendix M of the EIS) • Erosion and Sediment Control Plans (ESCPs) and Bulk Earthworks Plans (Appendix P of the EIS). As a minimum, the CEMP would include the following sub-plans: • Construction Traffic Management Plan (CTMP) • Construction Noise and Vibration Management Plan (CNVMP), prepared in accordance with the Interim Construction Noise Guideline • Construction Air Quality Management Plan • Flora and Fauna Management Plan • A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan • Contamination Management Plan • Flood Emergency Response and Evacuation Plan • UXO, EO, and EOW Management Plan • Asbestos Management Plan • Heritage (Indigenous and Non-Indigenous) Management Plan/s • Bushfire Management Strategy • Community Information and Awareness Strategy.	Construction	* CEMP (rev 4) dated 5 April 2018, approved by DPHI 8 June 2018 * CTAMP - Phase A (rev 9) - approved 15 June 2018 * CTAMP - Phase B (rev K) - approved 13 December 2019 * SWMP (rev 6) - approved 8 June 2018 * FERP (rev 5) - approved 1 June 2018 * CAQMP (rev 4) - approved 1 June 2018 * CNVMP (rev 5) - approved 15 June 2018 * CHMP (rev 6) - approved 15 June 2018 * CFFMP (rev 5) - approved 1 June 2018 * CDWMP (rev 6) - approved 1 June 2018 * CMP MAUW- (rev 7, 26 May 2021) * CMP MPE- (rev 11, 22 February 2022) * BEEP (rev 3) - 8 June 2018. The CEMP (rev 19, 3 December 2024) was approved by DPHI on 12 February 2025 and is being implemented on site. The applicable sub-plans have been updated to reflect the current status of MPE S2 construction activities as captured elsewhere within this compliance report.	Compliant

0C	The Operational Environmental Management Plan (OEMP), or equivalent, for the Amended Proposal would be based on the following preliminary management plans: • Preliminary Operational Traffic Management Plan (POTMP) (Appendix K of the EIS) • Air Quality Management Plan (Appendix M of the EIS) • Stormwater Drainage Design Drawings (Appendix P of the EIS) As a minimum the OEMP would include the following sub-plans: • Operational Traffic Management Plan (OTMP) • Operational Noise and Vibration Management plan (ONVMP) • Air Quality Management Plan • Flora and Fauna Management Plan • Flooding and Emergency Response Plan • Emergency Response Plan in accordance with the requirements of Clause 153C of the POEO Act and the POEO (General) Regulation (Cl. 98B) • Operational Hazard and Risk Management Plan • Bushfire Management Strategy • Community Information and Awareness Strategy.	Operation	This compliance report relates to construction only.	Not Triggered
0D	The construction and/or operation of the Amended Proposal may be delivered in a number of stages. If construction and/or operation is to be delivered in stages a Staging Report would be provided to the Secretary prior to commencement of the initial stage of construction and updated prior to the commencement of each stage as that stage is identified.	Construction	MPE S2 is not being delivered in stages.	Not Triggered
1A	A Construction Traffic Management Plan (CTMP) would be prepared, based on the PCTMP prepared as part of the EIS (refer to Appendix K of the EIS). The CTMP would detail the management controls to be implemented to avoid, minimise and mitigate impacts of construction of the Amended Proposal to traffic performance on the surrounding road network, pedestrian and cyclist access, and the amenity of the surrounding environment and would include the following key initiatives: • Review of speed restrictions along Moorebank Avenue and additional signposting of speed limitations to reinforce reduced speed limits during construction of the Amended Proposal • Restriction of haulage routes through signage and education to ensure, where possible, that construction vehicles do not travel through nearby residential areas to access the Amended construction area , in particular Moorebank (Anzac Road) or the Wattle Grove residential areas • Inform local residents (in conjunction with the Community Information and Awareness Strategy) of the proposed construction activities and road access restrictions that the construction traffic must adhere to and establish communication protocols for community feedback on issues relating to construction vehicle driver behaviour and construction related matters • Installation of specific warning signs on approach to, and at entrances to, the construction site to warn existing road users of entering and exiting construction traffic • Establishing pedestrian exclusion zones and walking routes/crossing points which integrate within the existing pedestrian network • Distribution of day warning notices to advise local road users of scheduled construction activities and associated traffic movements. • Installation of appropriate traffic controls and warning signs for areas identified where potential safety risk issues exist • The promotion of car-pooling for construction staff and other shared transport initiatives during the construction phase • Management and coordination of the transportation of materials to maximise vehicle loads and therefore minimise vehicle movements • Monitoring of traffic on Moorebank Avenue during peak periods to ensure that queuing at intersections does not impact on other road users • Reducing, where reasonable and feasible, the volumes of construction vehicles travelling during peak periods, especially if the increase in traffic generated by construction activities impedes on the operation of Moorebank Avenue	Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) was approved by DPHI on 15 June 2018. CTAMP-B (rev K. dated 6 December 2019) was approved by the Secretary on 13 December 19. The revised CTAMP (rev P, 3 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site.	Compliant
1B	A Road Safety Audit on Cambridge Avenue to be undertaken prior to the commencement of the construction of the Amended Proposal to identify the traffic safety risks and determine appropriate mitigations.	Construction	Road Safety Audit (19 February 2018) identified that no corrective actions were required.	Compliant

1C	Moorebank Avenue would be upgraded for approximately 1.5 kilometres from approximately 35 metres south of the northern boundary of the MPE site to approximately 185 metres south of the southern MPE site boundary. The following intersections would also be upgraded as part of the Amended Proposal: • Moorebank Avenue / MPE Stage 2 • Moorebank Avenue / MPE Stage 1 northern access • Moorebank Avenue / MPE Stage 1 central access • Moorebank Avenue / MPE Stage 1 southern emergency access. The funding of these upgrades would be clarified through discussions with SIMTA, Roads and Maritime and Transport for NSW.	Construction	Advisory Note.	Not Triggered
1D	It is intended that the POTMP would be further progressed and integrated into the OEMP for the Amended Proposal. Specifically, the following key aspects would be addressed in the OTMP: • Heavy vehicle route management • Safety and amenity of road users and public • Congestion management on Moorebank Avenue • Road user delay management • Information signage, distance information and advance warning • Driver code of conduct • Incident management • Traffic monitoring.	Operation	This compliance report relates to construction only.	Not Triggered
1E	Bicycle and end of trip facilities would be provided in accordance with the City of Sydney Section 3 – General Provisions.	Detailed Design and Operation	This compliance report relates to construction only.	Not Triggered
1F	Consultation would be undertaken with relevant bus provider(s) regarding the potential to extend the 901 bus service (or equivalent) and additional regular service bus stops with the aim of maximising public transport accessibility to, from and within the Amended operational area.	Operation	This compliance report relates to construction only.	Not Triggered
1G	Importation of fill to site during construction of the Amended Proposal is to not exceed a total of 22,000 m3 of material per day. This limit is to be further reduced by an amount equivalent to any fill being imported to the MPW Stage 2 Proposal (SSD 7709) on the same day such that the combined importation of fill to the Amended Proposal site and MPW site does not exceed 22,000 m3 on any given day.	Pre-construction and Construction	No fill importation occurred during the reporting period.	Compliant

2A	A Construction Noise and Vibration Management Plan (CNVMP), or equivalent, would be prepared for the Amended Proposal in accordance with the Interim Construction Noise Guideline (DECC, 2009) (or equivalent), and will include the following: • Identification of nearby residences and other sensitive land uses • Description of approved hours of work • Description and identification of construction activities, including work areas, equipment and duration • Description of what work practices (generic and specific) will be applied to minimise noise and vibration • Consider the selection of plant and processes with reduced noise emissions • A complaints handling process • Noise and vibration monitoring procedures • Overview of community consultation required for identified high impact works • Induction and training will be provided to relevant staff and sub- contractors outlining their responsibilities with regard to noise • Procedure for approval of any works undertaken outside of the following hours: - Standard hours of 07:00 am to 18:00 pm Monday to Friday, and 08:00am to 13:00 pm Saturday, - Out of hours (OOH) work periods: o OOH Period 1 is 6:00am – 7:00am weekdays; o OOH Period 2 is 6:00pm – 10:00pm weekdays o OOH Period 3 is 7:00am – 8:00am Saturday; and o OOH Period 4 is 1:00pm – 6:00pm Saturday.	Construction	CNVMP (rev 5, dated 8 June 2018) was approved by DPHI on 15 June 2018. The revised CNVMP (rev 14, dated 4 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. The CNVMP has been prepared in accordance with the ICNG.	Compliant

2B	Any works undertaken outside of the hours prescribed in mitigation measure 2A would be undertaken in consultation with relevant authorities. Works outside these hours that may be permitted would include: • Any works which would not result in audible noise emissions at any nearby sensitive receptors. • The delivery of oversized plant and/or structures that police or other authorities determine require special arrangements to transport along public roads • Emergency work to avoid the loss of lives, property and/or to prevent environmental harm • Maintenance and repair of public infrastructure where disruption to essential services and/or consideration of worker safety do not allow work within standard construction hours. • Public infrastructure works that shorten the length of the project and are supported by noise-sensitive receivers. • Construction works where it can be demonstrated and justified that these works are required to be undertaken outside of standard construction hours. • Any other work as approved through the CNVMP.	Construction	CNVMP (rev 5, dated 8 June 2018) was approved by DPHI on 15 June 2018. The revised CNVMP (rev 14, dated 4 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. No OOHW were undertaken for MPE S2 construction activities during the reporting period.	Compliant
2D	In the event of any noise or vibration related complaint or adverse comment from the community, noise and ground vibration levels (as relevant) would be investigated. Remedial action would be implemented where feasible and reasonable. The procedures for managing complaints would be provided within the Community Information and Awareness Strategy.	Pre-construction, Construction and Operation	The Community Communication Strategy (CCS) (rev 3, dated 13 April 2018) was approved by DPHI 01 June 2018. The revised CCS (revision 12, dated 03 December 2024) was approved by DPHI on 12 January 2025 and is currently being implemented on site. No complaints relating to MPE S2 construction activities were received during the reporting period.	Compliant
2E	An Operational Noise Management Plan (ONMP) would be prepared which includes a framework for regular monitoring of operational noise. Monitoring would begin at the commencement of the operation of the Amended Proposal and would be conducted on an annual basis for up to 2 years (after commencement of operations of the Amended Proposal).	Operation	This compliance report relates to construction only.	Not Triggered
3A	The Air Quality Management Plan (Ramboll, 2016), included within Appendix M of the EIS, would be further progressed and incorporated into the CEMP for the Amended Proposal. Specifically, the following key aspects would be addressed in the CEMP: • Procedures for controlling/managing dust • Roles, responsibilities and reporting requirements • Contingency measures for dust control where standard measures are deemed ineffective	Construction	The CAQMP (rev 4, dated 11 May 2018) was approved by DPHI on 1 June 2018. The revised CAQMP (revision 18, dated 3 December 2024) was approved by DPHI on 12 February 2025.	Compliant
3B	The Air Quality Management Plan (Ramboll, 2016), included within Appendix M of the EIS would be further progressed and integrated into the OEMP for the Amended Proposal. In accordance with the Air Quality Management Plan the following key aspects would be addressed in the OEMP: • Implementation and communication of anti-idling policy for trucks • Complaints line for the community to report on excessive idling and smoky vehicles • Procedures to reject excessively smoky trucks visiting the site based on visual inspection.	Operation	This compliance report relates to construction only.	Not Triggered
3C	During construction and operation, real-time boundary monitoring would be used to measure site emissions and alert site personnel when dust triggers are breached. This monitoring would determine if the best practice measures are effective and/or if additional reactive controls are needed on any particular day.	Construction and Operation	The CAQMP (rev 4, dated 11 May 2018) was approved by DPHI 1 June 2018. The revised CAQMP (revision 18, dated 3 December 2024) was approved by DPHI on 12 February 2025. Real time monitoring continued to be undertaken during the reporting period.	Compliant
4A	A Construction Flora and Fauna Management Plan (CFFMP) would be prepared as part of the CEMP for the Amended Proposal. Native vegetation clearing for southern and eastern swales located outside of the MPE site would not occur until the Flora and Fauna Management Plan is approved. This would include the following: • Clear identification of vegetation exclusion zones • Site induction procedure, including briefings regarding the local threatened flora and local fauna of the site and protocols to be undertaken if they are encountered • A pre-start up check for sheltering native fauna of all infrastructure, plant and equipment and/or during relocation of stored construction materials • Application of speed limits in areas adjacent to native vegetation	Construction	The CFFMP (rev 5, dated 2 May 2018) was approved by DPHI on 1 June 2018. The revised CFFMP (rev 18, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site.	Compliant

4B	The threatened plant populations identified within the Boot lands (to the south) would be protected by a minimum 10 metre buffer between the edge of the area of occupied habitat and the Amended construction area.	Pre-construction and Construction	The CFFMP (rev 5, dated 2 May 2018) was approved by DPHI on 1 June 2018. The revised CFFMP (rev 18, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. Requirement is included within Section 3.3 of the approved CFFMP.	Compliant
4C	Potential bat roosting locations in buildings to be demolished would be checked, as far as is practicable, by a qualified ecologist or wildlife carer for presence of bats prior to demolition. Any bats found would be relocated	Construction	The CFFMP (rev 5, dated 2 May 2018) was approved by DPHI on 1 June 2018. The revised CFFMP (rev 18, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. All buildings on site were inspected for bats by Biosis (Project Ecologist) prior to demolition. Pre-clearance survey reports outline checks for bats prior to demolition. Preclearance assessment of Moorebank PEDR Stage 2 (dated 4 April 2018) undertaken by Biosis.	Compliant
4D	A two-stage approach would be undertaken to clearing: • Remove non-hollow bearing trees at least 48 hours before habitat trees are removed. • Hollow bearing trees are to be knocked with an excavator bucket or other machinery to encourage fauna to evacuate the tree immediately prior to felling. • Felled trees must be left for a short period of time on the ground to give any fauna trapped in the trees an opportunity to escape before further processing of the trees. • Felled hollow bearing trees must be inspected by an ecologist as soon as possible (not longer than 2 hours after felling).	Construction	The CFFMP (rev 5, dated 2 May 2018) was approved by DPHI on 1 June 2018. The revised CFFMP (rev 18, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. Requirement is included within Section 3.3 of the approved CFFMP. The clearing protocol is included within Appendix A of the approved CFFMP. No clearing relevant to the FCMM was undertaken for MPE S2 during the reporting period.	Compliant
4E	Directional lighting will be used where lighting is required in construction areas to avoid impact on fauna.	Construction	The CFFMP (rev 5, dated 2 May 2018) was approved by DPHI on 1 June 2018. The revised CFFMP (rev 18, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. Requirement is included within Section 3.3 of the approved CFFMP.	Compliant
4F	Should any animal be injured, the relevant local wildlife rescue agency (e.g. WIRES) and/or veterinary surgery would be contacted as soon as practical. Until the animal can be cared for by a suitably qualified animal handler, if possible minimise stress to the animal and reduce the risk of further injury by: • Handling fauna with care and as little as possible. • Covering larger animals with a towel or blanket and placing in a large cardboard box. • Placing small animals in a cotton bag, tied at the top. • Keeping the animal in a quiet, warm, ventilated and dark location	Pre-construction and Construction	The CFFMP (rev 5, dated 2 May 2018) was approved by DPHI on 1 June 2018. The revised CFFMP (rev 18, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site. Requirement is included within Section 3.3 of the approved CFFMP.	Compliant

4G	A Flora and Fauna Management Plan would be prepared as part of the OEMP for the Amended Proposal. This FFMP would focus on minimising impacts on biodiversity values on the adjacent Boot land.	Operation	This compliance report relates to construction only.	Not Triggered

5A	A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, would be incorporated into the CEMP for the construction of the Amended Proposal. The SWMP and ESCPs would be developed in accordance with the principles and requirements of Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book') (Landcom, 2004) and Volume 2 (DECC 2008). and consider the Preliminary ESCPs (Appendix P of the EIS). The following aspects would be addressed within the SWMP and ESCPs: • Construction traffic restricted to delineated access tracks, and maintained until construction complete • Appropriate sediment and erosion controls to be implemented prior to soil disturbance • Stormwater management to avoid flow over exposed soils which may result in erosion and impacts to water quality • Location of stockpiles outside of flow paths on appropriate impermeable surfaces as well as outside of riparian corridors • Inspection of all permanent and temporary erosion and sedimentation control works prior to and post rainfall events and prior to closure of the construction area • Wheel wash or rumble grid systems installed at exit points to minimise dirt on roads.	Construction	The Construction Erosion and Sediment Control Plan (CERSEDP) (rev 4) - 11 May 2018, included as Appendix A of CSWMP (rev 6) - 7 June 2018, was approved by DPHI on 8 June 2018. CSWMP was resubmitted to DPHI on 5 June 2019 following updates associated with RfMAs 006, 007, 012, 015 and MPW approvals relevant to the Moorebank Avenue upgrade works. The revised CSWMP (rev 21, dated 24 October 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. The revised Construction Erosion and Sediment Control Plan (rev 008) - 19/3/2021 is included as Appendix A of the CSWMP.	Compliant
5B	To minimise potential flood impacts as a result of construction of the Amended Proposal, the following measures would be implemented and documented in the SWMP: • The existing site catchment and sub-catchment boundaries would be maintained as far as practicable • To the extent practicable, site imperviousness and grades should be limited to the extent of existing imperviousness and grades under existing development conditions.	Construction	The CSWMP (rev 6), dated 7 June 2018) was approved by DPHI on 8 June 2018. The revised CSWMP (rev 21, dated 24 October 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. The revised Construction Erosion and Sediment Control Plan (rev 008) - 19/3/2021 is included as Appendix A of the CSWMP. FCMM requirement is included within Section 3.3 of the approved CSWMP.	Compliant
5C	A Flood Emergency Response and Evacuation Plan, or equivalent, would be prepared and implemented for the construction phase of the Amended Proposal to allow work sites to be safely evacuated and secured in advance of flooding occurring at the Amended construction area.	Construction	The FERP (rev 5, dated 16 April 2018) was approved by DPHI on 1 June 2018. The revised FERP (rev 14, dated 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site.	Compliant

5D	Stormwater quality improvement devices management measures would be designed and installed on site as presented in the Stormwater and Flooding Environmental Assessment (Appendix P of the EIS), including: • Gross pollutant traps (GPTs) at Section 6.2.1 • Rain gardens in the base of the OSD channels, as shown in Figure 6-1 of Appendix P of the EIS. Stormwater quality improvement devices would be designed to meet the performance targets identified in Georges River Estuary CZMP	Detailed Design and Construction	The Stormwater Management Plan (SMP) was approved by DPHI to be submitted as part of a suite of phased documentation. SMP-W1P (rev 2) - 28 June 2018 was for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (rev 2, dated 28 June 2018) was approved by DPHI on 2 July 2018. The revised SMP-W1P (rev 5, dated 7 June 2019) is currently being implemented. The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe, dated 12 October 2018, was approved by DPHI on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary. Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was conditionally approved by DPHI on 14 September 2020. Following confirmation that TfNSW accepted the final design drawings for OSD 10 as part of the Moorebank Avenue Upgrade Works, the Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev D, dated 17 August 2020) was revised and resubmitted in accordance with the conditional approval. The revised Interim and Ultimate OSD 9 & OSD 10 Stormwater Management Plan (Rev E, dated 18 February 2021) was approved by DPHI on 19 March 2021.	Compliant
5E	A water quality monitoring program for the operational phase of the Amended Proposal would be prepared as part of the OEMP for the Amended Proposal and would detail: • The frequency and duration of sampling • Background water quality conditions • Sampling methodology • Reporting requirements Water quality monitoring would be undertaken for both Anzac Creek and the Georges River and would include the following parameters: • Total suspended solids • Total phosphorous • Total nitrogen • Oils and grease.	Operation	This compliance report relates to construction only.	Not Triggered

5F	A Flood Emergency Response Plan (FERP) would be developed for the operational phase of the Amended Proposal. The FERP would take into consideration, site flooding and broader flood emergency response plans for the Georges River and Anzac Creek floodplains and Moorebank area. The FERP would also include the identification of an area of safe refuge within the Amended Proposal site that would allow people to wait until hazardous flows have receded and safe evacuation is possible.	Operation	This compliance report relates to construction only.	Not Triggered
6A	Excavated material would be reused on site where possible. Any excavated material that requires disposal would be subject to waste classification under the Waste Classification Guidelines 2014 (NSW EPA, 2014) and would be disposed of at an appropriately licensed facility.	Construction	The CDWMP (rev 6, dated 27 April 2018) was approved by DPHI on 1 June 2018. The revised CDWMP (rev 14, dated 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Management measures relevant to waste classification, reuse and disposal are addressed in Section 3.8 of the approved CDWMP.	Compliant
6B	Stockpile sites established during construction are to be managed in accordance with stockpile management principles set out in Appendix G of this RtS.	Pre-construction and Construction	CSMP (rev 6, dated 7 June 2018) was approved by DPHI on 8 June 2018. Requirement is addressed in sections 3.6, 3.11, Table 9 and Section 3.9.2 of the approved CSMP. The revised Construction Spoil Management Plan (rev 15, dated 3 December 2024) was approved by DPHI on 17 January 2025 and is currently being implemented on site. The CDWMP (rev 6, dated 27 April 2018) was approved by DPHI on 1 June 2018. The revised CDWMP (rev 14, dated 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Management measures relevant to stockpile management are addressed in Section 3.8 of the approved CDWMP.	Compliant
6C	A Contamination Management Plan (CMP) (or equivalent) would be prepared and included within the CEMP for the Amended Proposal. The CMP would be prepared in consideration of the outcomes of the Environmental Management Plan (GHD, 2016) and Site Audit Statement and Site Audit Report (JBS&G, 2016) and would contain procedures on the following: • Handling, stockpiling and assessing potentially contaminated materials encountered during the development works. • A management tracking system for excavated potentially contaminated materials to ensure the proper management material movements at the Amended construction area, particularly during excavation • Assessment, classification and disposal of waste in accordance with relevant legislation • A contingency plan for unexpected contaminated materials (unexpected finds protocol), such as materials that are odorous, stained or containing anthropogenic materials, that may be encountered during construction	Construction	A staged CMP was approved by DPHI on 30 May 2018. A subsequent CMP was prepared for MAUW (rev 7, 26/05/2021). The revised CMP (rev 11, 22/02/2022) was approved by DPHI on 10 August 2022 and is being implemented on site.	Compliant
6D	A site-wide UXO, EO, and EOW Management Plan (or equivalent) would be developed for the Amended construction area. This plan would be included within the CEMP and address the unexpected discovery of UXO, EO or EOW during construction	Construction	UXO, EO, EOW Management and Remediation Moorebank Precinct East Stage 2 V2_01 (G-Tek, 2 018) was included as Appendix C of Contamination Management Plan MPE Stage 2 (EP Risk Management 2018). The revised CMP (rev 11, 22/02/2022) is currently being implemented and has incorporated the requirements of the G-Tek report.	Compliant
6E	An Emergency Response Plan would be prepared and implemented. The plan would meet the requirements of Clause 153C of the POEO Act and the POEO (General) Regulation (Cl. 98B) and specify the procedure to be followed in the event of a spill, including the notification requirements and use of absorbent material to contain the spill. A spill kit would be provided on the Amended operational area at all times.	Operation	This compliance report relates to construction only.	Not Triggered

6F	In order to accept fill material onto site, the following will be undertaken: • Material characterisation reports/certification showing that the material being supplied is VENM/ENM must be provided. • Each truck entry will be visually checked and documented to confirm that only approved materials that are consistent with the environmental approvals are allowed to enter the site. Only fully tarped loads are to be accepted by the gatekeeper. Environmental assurance of imported fill material will be conducted to confirm that the materials comply with the NSW EPA Waste Classification Guidelines and the Earthworks Specification for the MPW site. The frequency of assurance testing will be as nominated by the Environmental assuror/auditor.	Pre-construction and Construction	Construction Spoil Management Plan (rev 4) - 5 April 2018, approved by DPHI on 8 June 2018. The revised Construction Spoil Management Plan (rev 15, dated 3 December 2024) was approved by DPHI on 17 January 2025 and is currently being implemented on site. Requirement is included within Sections 3.3 and 3.4 of the approved CSMP. The CDWMP (rev 6, dated 27 April 2018) was approved by DPHI on 1 June 2018. The revised CDWMP (rev 14, dated 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Management measures relevant to waste classification and characterisation are addressed in Section 3.8 of the approved CDWMP. No importation occurred during the reporting period.	Compliant
6G	The CEMP would include an Earthworks Specification, which would include details on earthworks material criteria, handling and placement requirements, embankment and cutting formation (including foundation, batter and benching requirements), unsuitable material and bridging layer requirements, conformance testing methods and acceptance criteria (e.g. for material acceptance and compaction control).	Construction	The CSWMP (rev 6) - 7 June 2018 was approved by DPHI on 8 June 2018. The CSWMP was resubmitted to DPHI on 5 June 2019 following updates associated with RfMAs 006, 007, 012, 015 and MPW approvals relevant to the Moorebank Avenue upgrade works. The revised CSWMP (rev 21, dated 24 October 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Requirement is captured by Section 2.3 of the approved CSWMP and the delivery of progressive erosion sediment control plans.	Compliant
7A	Hazards associated with operation of the Amended Proposal would be identified through a Hazard and Operability Study (HAZOP), which would be undertaken as part of the detailed design.	Operation	This compliance report relates to construction only.	Not Triggered
7B	The following measures would be included in the CEMP (or equivalent) to minimise hazards and risks: • Construction works, including the storage, handling and use of hazardous construction materials would be undertaken in accordance with the provisions of the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011. • All demolition activities would be undertaken in accordance with Australian Standard AS2601-1991 – Demolition of Structures • Safe operational access and egress for emergency service personnel and workers will be provided at all times, and specified in the CEMP. • Regular maintenance and inspection of all environmental and safety protection controls would be undertaken.	Construction	The Bushfire Emergency Evacuation Plan (BEEP) (rev 3, dated 14 June 2018) is included as Appendix O of CEMP (rev 4) dated 5 April 2018, approved by DPHI 8 June 2018. The revised BEEP (revision 13, dated 03 December 2024) was approved by DPHI on 17 January 2025 and is currently being implemented on site. A Bushfire Management Plan (BMP) (rev 3, dated 14 June 2018) has been prepared and approved by DPHI. The revised BMP (Revision 11, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site.	Compliant
7C	An Asbestos Management Plan would be prepared for the Amended Proposal in accordance with the Code of Practice: How to Manage and Control of Asbestos in the Workplace (WorkCover NSW, 2011). The plan would include, but not be limited to: • Identification of potential (suspected or confirmed) asbestos areas • an outline of how asbestos risks would be controlled • the identification of each person with responsibilities and details of their responsibilities under this plan • Reference the asbestos register and risk assessment, which would also be prepared prior to construction being undertaken	Construction	A staged CMP was approved on 30 May 2018. The revised CMP (Rev11, dated 22 February 2022) was approved y DPHI on 10 August 2022 and is currently being implemented on site. The Asbestos Management Plan is included as Section 10 of the CMP.	Compliant

7D	All asbestos removal works, including the demolition of the eight structures identified as containing asbestos (refer to Figure 14-1 of the EIS) will be undertaken in accordance with the Environmental Management Plan (GHD, 2016) and the following: • The Code of Practice for the Safe Removal of Asbestos (NOHSC, 2005) • Code of Practice: How to Safely Remove Asbestos (WorkCover NSW, 2011) Asbestos removal would be carried out by an appropriately licensed asbestos removalist. The licensing requirements for asbestos removal are specified in the Code of Practice How to Safely Remove Asbestos (WorkCover NSW, 2011)	Construction	A staged CMP was approved on 30 May 2018. The revised CMP (Rev11, dated 22 February 2022) was approved y DPHI on 10 August 2022 and is currently being implemented on site. The Asbestos Management Plan is included as Section 10 of the CMP.	Compliant
7E	Dangerous goods entering or leaving the Stage 2 site must be notified in advance in accordance with the International Maritime Organisation (IMO) and regulations pertaining to the International Convention for the Safety of Life at Sea (SOLAS).	Operation	This compliance report relates to construction only.	Not Triggered
7F	Handling of dangerous goods including unpacking from containers and storage within warehouses on the Amended operational area would be undertaken in accordance with the Storage and Handling of Dangerous Goods Code of Practice (WorkCover NSW, 2005).	Operation	This compliance report relates to construction only.	Not Triggered
7G	Staff involved in the transport and handling of dangerous goods within the Amended Proposal site would receive training regarding the contents of the dangerous goods provisions and their roles and responsibilities. All training would be recorded and maintained in accordance with the appropriate competent authority (SafeWork NSW).	Operation	This compliance report relates to construction only.	Not Triggered
7H	Design, installation and maintenance of gas reticulation infrastructure would be undertaken in accordance with Australian Standard AS 2944-1 (2007): Plastic pipes and fittings for gas reticulation – Polyamide pipes and Australian Standard AS 2944-2 (2007): plastic pipes and fittings for gas reticulation – Polyamide fittings	Operation	This compliance report relates to construction only.	Not Triggered
7I	Storage of flammable/combustible liquids within the Amended operational area would be carried out in accordance with Australian Standard AS 1940: The Storage and Handling of Flammable and Combustible Liquids. Secondary containment measures would be implemented in a location away from waterways and drainage paths/infrastructure.	Detailed Design and Operation	This compliance report relates to construction only.	Not Triggered
7J	An Operational Hazard and Risk Management Plan would be developed for the Amended operational area and be implemented as part of the OEMP for the Amended Proposal. This plan would be reviewed regularly and updated should goods entering the site change. As a minimum, the plan would adopt the requirements of the Code of Practice for Storage and Handling of Dangerous Goods (WorkCover NSW, 2005).	Operation	This compliance report relates to construction only.	Not Triggered
7K	Appropriate testing, alarm systems and work, health and safety (WHS) precautions would be implemented for the safety of personnel and infrastructure	Detailed Design and Operation	This compliance report relates to construction only.	Not Triggered
7L	No hazardous or regulated wastes would be disposed of on site.	Pre-construction and Construction	The CDWMP (rev 6, dated 27 April 2018) was approved by DPHI on 1 June 2018. The revised CDWMP (rev 14, dated 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Management measures relevant to the requirement are addressed in Section 3.8 of the approved CDWMP. Waste is being classified and disposed of at appropriately licensed facilities.	Compliant

8A	The following mitigation measures would be implemented, where reasonable and feasible, to minimise the visual impacts of the Amended Proposal: • Existing vegetation around the perimeter of construction sites would be retained • The early implementation of landscape planting would be considered in order to provide visual screening during the construction of the Amended Proposal • Elements within construction sites would be located to minimise visual impacts, e.g. setting back large equipment from site boundaries • Construction lighting, on both ancillary facilities and plant and equipment, would be designed and located to minimise the effects of light spill on surrounding sensitive receivers, including residential areas and the proposed conservation area • Design of site hoardings would consider the use of artwork or project information • Regular maintenance would be undertaken of site hoardings and perimeter areas including the prompt removal of graffiti • Re-vegetation/landscaping would be undertaken progressively • Where required for construction works, cut-off and directed lighting would be used and lighting location considered to ensure glare and light spill are minimised.	Pre-construction and Construction	The commitments within this FCMM have been superseded by the approved Urban Design and Landscape Plan. The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI on the 18/12/2022 (revision 13) and is currently being implemented. DPIE letter 05/02/2021 identifies future stages to be provided to DPHI updates and may not require separate approval. The revised MPE Stage 2 consolidated UDLP is inclusive of; - Cycling and Pedestrian Access and Facilities Sub-Plan - Employee Outdoor Meal Break Area Sub-Plan - Landscape Vegetation Management Sub-Plan - Lighting Sub-Plan - Signage Sub-Plan.	Compliant
8B	The following mitigation measures would be implemented, where reasonable and feasible, for the landscaping of the Amended Proposal: • Use of native shrubs and ground covers to form a screening barrier when mature. • A landscaping corridor of screening vegetation to provide informal street character along Moorebank Avenue. • Use of local species as understory planting to support and enhance local habitat values • Use of seeds collected within the local area for planting to reinforce the genetic integrity of the region, where possible	Construction and Operation	The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. DPIE letter 05/02/2021 identifies future revisions may not require separate approval. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI on the 18/12/2022 (revision 13) and is currently being implemented. Requirement is addressed within the following sections of the current UDLP: - Section 4.1, Appendix 0C and Appendices 1 to 6 - Section 3.1 and Appendices 1 and 6 - Section 4.1 and Appendix 0C - Section 4.1 and Appendix 0C.	Compliant
8C	Light for the Amended Proposal would be designed to minimise any direct light spill and would comply with the requirements of Australian Standard AS4282- 1997- Control of the Obtrusive Effects of Outdoor Lighting.	Detailed Design and Operation	This compliance report relates to construction only.	Not Triggered

9A	An exclusion zone would be provided around previously identified MPE Isolated Artefacts 2, 3 and 4 (refer to Figure 16-2) to avoid potential disturbance of these artefacts during construction of the Amended Proposal.	Pre-construction and Construction	The CHMP (rev 6, dated 12 June 2018) was approved by DPHI on 15 June 2018. The revised CHMP (revision 17, dated 03 December 2024) was approved by DPHI on 17/01/2025 and is currently being implemented on site. Section 3.3 (HM7) outlines that high visibility fencing will be installed at 10m around the Aboriginal isolated finds. Artefacts 2, 3 and 4 are located within an existing EEC area which is delineated as a 'no-go area' in the CEMP and by flagging and sediment fencing on site.	Compliant
9B	Management of Aboriginal heritage would be included in the CEMP for the Amended Proposal. Information within the CEMP would include: • A summary of the findings of the Aboriginal Heritage Impact Assessment Report (provided at Appendix S of the EIS) • Guidance on unexpected archaeological and cultural finds (including human remains).	Construction	The CHMP (rev 6, dated 12 June 2018) was approved by DPHI on 15 June 2018. Requirement is included within Sections 3.1 and 3.3 of the approved CHMP. The revised CHMP (revision 17, dated 03 December 2024) was approved by DPHI on 17/01/2025 and is currently being implemented on site.	Compliant
9C	All relevant personnel and contractors involved in the design and construction of the Amended Proposal would be advised of the relevant heritage considerations, legislative requirements and recommendations in the Aboriginal Heritage Impact Assessment Report (provided at Appendix S of the EIS)	Detailed Design, Pre-construction and Construction	The CHMP (rev 6, dated 12 June 2018) was approved by DPHI on 15 June 2018. The revised CHMP (revision 17, dated 03 December 2024) was approved by DPHI on 17/01/2025 and is currently being implemented on site. Requirement is included within Section 2.4 and Table 16 of the approved CHMP. Management measure HM 1 includes induction and training requirements for relevant personnel. Management Measure HM 5 identifies the use of environmental control maps during site inductions.	Compliant
10A	A Heritage Management Plan in adherence to NSW Heritage Council guidelines would prepared as part of the CEMP for the Amended Proposal.	Construction	The CHMP (rev 6, dated 12 June 2018) was approved by DPHI on 15 June 2018. The revised CHMP (revision 17, dated 03 December 2024) was approved by DPHI on 17/01/2025 and is currently being implemented on site.	Compliant
10B	Archaeological monitoring and recording would be conducted at PADs V and W, which have the potential to contain archaeological remains of local significance. Monitoring and recording would be undertaken by a suitably qualified archaeologist, who would assess the likely significance of any archaeological deposits encountered, and provide advice regarding appropriate further action. If highly significant remains were identified during monitoring, it would be appropriate to conduct further monitoring for additional sites of former structures or test excavations.	Construction	FCMM requirement has been superseded by CoC B94. The CHMP (rev 6, dated 12 June 2018) was approved by DPHI on 15 June 2018. Requirement is included as management measure HM 8 in the approved CHMP. The revised CHMP (revision 17, dated 03 December 2024) was approved by DPHI on 17/01/2025 and is currently being implemented on site. Archaeological Method Statement (AMS) (Artefact, 0218) outlines the archaeological approach and methodology for test excavations and archaeological monitoring within previously identified Potential Archaeological Deposits (PAD) V and W at the Moorebank Precinct East (MPE) Stage 2 Site, Moorebank. Archaeological monitoring and test excavations undertaken between 19 - 20 March 2019 by Artefact. No significant archaeological deposits were found, no further testing required and no further monitoring required at additional sites.	Compliant

10C	A Heritage Interpretation Strategy should be prepared prior to the commencement of construction, outlining appropriate interpretive measure for the Amended construction area in the context of the MPE site as a whole.	Prior to commencement of construction	The CHMP (rev 6, dated 12 June 2018) was approved by DPHI on 15 June 2018. Requirement is included as management measure HM 8 in the approved CHMP. The Heritage Interpretation Strategy is included as Appendix C of the approved CHMP. The revised CHMP (revision 17, dated 03 December 2024) was approved by DPHI on 17/01/2025 and is currently being implemented on site.	Compliant
10D	If unexpected finds are located during works an archaeological consultant would be engaged to assess the significance of the finds and the NSW Heritage Council notified	Pre-construction and construction	FCMM requirement has been superseded by CoC B97. The CHMP (rev 6, dated 12 June 2018) was approved by DPHI on 15 June 2018. This requirement is included as management measure HM 8 in the approved CHMP. Protocols for unexpected finds are included in Section 3.4.1 of the approved CHMP. The revised CHMP (revision 17, dated 03 December 2024) was approved by DPHI on 17/01/2025 and is currently being implemented on site. No unexpected finds were identified during the reporting period.	Compliant

11A	Energy efficiency design aspects would be investigated, where practicable as part of the detailed design process in order to reduce energy and fuel consumption	Detailed Design	The Urban Design and Landscape Plan (UDLP) for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The MPE Stage 2 UDLP for Area 2 (rev 9C, dated 12 August 2020) was approved 4 September 2020. DPIE letter 05/02/2021 identifies future stages to be provided to DPHI updates and may not require separate approval. The revised MPE Stage 2 consolidated UDLP inclusive of updated Area 3 was provided to DPHI on the 18/12/2022 (revision 13) is currently being implemented. FCMM requirement is captured by Sections 2.3 and 2.5.1.	Compliant
11B	Project planning would be undertaken to ensure that the site vehicle movements and construction activities are efficient, to avoid double handling of materials and unnecessary fuel use where possible.	Pre-construction and construction	CTAMP - Phase A (rev 9, dated 15 June 2018) was approved by DPHI on 15 June 2018. CTAMP-B (rev K. dated 6 December 2019) was approved by the Secretary on 13 December 19. The revised CTAMP (Phase B) (rev P, 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Requirement is included in Section 3.2.9 of the approved CTAMP.	Compliant
11C	Fuel efficiency of the construction plant/equipment will be assessed prior to selection, and where practical, equipment with the highest fuel efficiency and which uses lower GHG intensive fuel (e.g. biodiesel) will be used.	Construction	Noted - fuel efficiency of plant and equipment is managed by site construction contractors. The Moorebank Logistics Park (MLP) Sustainability Online Data Capture Tool (SODCT) has been developed to collate data from MLP Contractors. This includes materials and energy use.	Compliant
11D	Consideration will be given to material substitution where reasonable and feasible to reduce embodied energy of construction materials.	Detailed Design and Construction	Noted - addressed during detailed design and within Section 4.2 of MLP Sustainability Strategy (dated 14 July 2019).	Compliant
11E	Where possible locally sourced materials will be used to reduce GHG emissions associated with transport during construction.	Construction	CSMP (rev 6, dated 7 June 2018) was approved by DPHI on 8 June 2018. Construction Spoil Management Plan (rev 4) - 5 April 2018, approved by DPHI on 8 June 2018. Reference to requirement is included within Section 3.3 of the approved CSMP. The revised CSMP (rev 15, dated 03 December 2024) was approved by DPHI on 17 January 225 and is currently being implemented on site.	Compliant
11F	Waste would be diverted from landfill, including diversion of spoil, construction and demolition waste, and commercial and industrial waste, where reasonable and feasible. The management of waste would be considered as part of the preparation of the CEMP for the Amended Proposal, detailing the appropriate procedures for waste management.	Construction	The CDWMP (rev 6, dated 27 April 2018) was approved by DPHI on 1 June 2018. The revised CDWMP (rev 14, dated 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Requirement is included within Section 3.8 of the approved CDWMP.	Compliant
11G	Fuel efficiency of the operation plant/equipment will be assessed prior to selection, and where practical, equipment with the highest fuel efficiency and which uses lower GHG intensive fuel (e.g. biodiesel) will be used during operation.	Operation	This compliance report relates to construction only.	Not Triggered
11H	Implement adaptation measures to address medium and high rated risks detailed in the climate change risk assessment presented in the Greenhouse Gas (GHG) and Climate Change Risk Assessment (Appendix V of the EIS).	Detailed Design and Operation	This compliance report relates to construction only.	Not Triggered

12A	Measures to mitigate the effect of the construction waste streams would be incorporated into the Amended Proposal's CEMP, including the following information: • Avoidance and reuse of material will have priority over recycling • Recycling will have priority over disposal • Earth excavated from the site will be used for fill material and landscaping where feasible • If possible concrete components will be crushed and reused onsite, with the remainder sent to a recycling facility • Waste generation will be minimised by ordering the correct quantity of materials • Selection of materials which maximise recycled content, while having low embodied water and energy use • Selection of materials which maximise durability and lifespan. The following procedures and protocols will be considered within the CEMP regarding waste management: • Characterisation of construction waste streams • Management of any identified hazardous waste streams • Procedures to manage construction waste streams, including handling, storage, classification, quantification, identification and tracking • Mitigation measures for avoidance and minimisation of waste materials • Procedures and targets for reuse and recycling of waste materials. • Inclusion of the waste management strategies included in the Concept Plan Statement of Commitments for construction waste management	Construction	The CDWMP (rev 6, dated 27 April 2018) was approved by DPHI on 1 June 2018. The revised CDWMP (rev 14, dated 03 December 2024) was approved by DPHI on 12 February 2025 and is currently being implemented on site. Management measures relating to waste and resources are included in Section 3.8 of the approved CDWMP.	Compliant
12B	Measures to mitigate the effect of the operational waste streams would be incorporated into the Amended Proposal's OEMP, including the following information: • Addressing waste management requirements and goals in staff inductions • Providing staff access to documentation outlining the facility's waste management requirements • Appropriate areas shall be provided for the storage of waste and recyclable material including: – Locating recycling bins in kitchen areas beside general waste bins to prevent contamination of recycling – Positioning paper recycling bins close to printer / photocopying equipment – Establishing bays or containers for recyclable waste generated through de-stuffing – Minimising general waste bins at desks but providing adequate container and paper recycling to encourage sorting of recyclables – Ensuring warehouse tenants are providing adequate bin storage for the expected quantity of waste • Standard signage on how to use the waste management system and what materials are acceptable in the recycling will be posted in all waste collection and storage areas • Waste management planning incorporating principles of the waste hierarchy • All domestic waste shall be collected regularly and disposed of at licensed facilities • By ensuring bins are placed in the correct location and access ways are clear waste collection vehicles will be able to service the development efficiently and effectively • An education programme and on-going monitoring will to be implemented for training personnel to properly sort and transport waste into the right components and destinations • Sewage waste will be discharged to Sydney Water sewerage infrastructure in accordance with Sydney Water requirements • Trade waste will be discharged to the sewer through a trade waste agreement with Sydney Water • Inclusion of the waste management strategies included in the Concept Plan Statement of Commitments for operational waste management.	Operation	This compliance report relates to construction only.	Not Triggered

13A	A bushfire management strategy, or equivalent, will be prepared as part of the CEMP for the Amended Proposal. The strategy will include: • Emergency response plans and procedures • Restrictions on activities (namely hot works) that cannot be undertaken on total fire ban days within areas of high Bushfire Hazard Rating, unless otherwise advised by the NSW Rural Fire Service. • All construction site offices and temporary buildings will be located outside buffer areas to ensure minimum setbacks of 10 m. • All construction site offices will be accessible via access roads suitable for firefighting appliances similar to NSW Rural Fire Service category 1 tankers.	Construction	The Bushfire Emergency Evacuation Plan (BEEP) (rev 3, dated 14 June 2018) is included as Appendix O of CEMP (rev 4) dated 5 April 2018, approved by DPHI 8 June 2018. The revised BEEP (revision 13, dated 03 December 2024) was approved by DPHI on 17 January 2025 and is currently being implemented on site. A Bushfire Management Plan (BMP) (rev 3, dated 14 June 2018) has been prepared and approved by DPHI. The revised BMP (Revision 11, dated 03 December 2024) was approved by DPHI on 16 January 2025 and is currently being implemented on site.	Compliant
13B	A bushfire management strategy, or equivalent, would be prepared as part of the OEMP for the Amended Proposal. In particular, the strategy would ensure management of landscaped areas within the Stage 2 site would be undertaken to maintain minimum dry fuel loads.	Operation	This compliance report relates to construction only.	Not Triggered
14A	As relevant, further assessment of services demand, infrastructure requirements and augmentation works, in consultation with relevant infrastructure and service providers would be undertaken.	Detailed Design	Considered in detailed design. Further assessment for services demand, infrastructure requirements and augmentation works will be undertaken when necessary.	Compliant
15A	A community information and awareness strategy would be included in the CEMP and would outline measures to maintain communication with the community and all relevant stakeholders throughout the construction process of the Amended Proposal.	Construction	CCS (rev 4, dated 7 May 2018) was approved by DPHI on 1 June 2018. The revised CCS (revision 12, dated 03 December 2024) was approved by DPHI on 12 January 2025 and is currently being implemented on site.	Compliant
15B	The Operational Environmental Management Plan (OEMP) would include measures to engage with stakeholders and to manage and respond to feedback received during the operation of the Amended Proposal.	Operation	This compliance report relates to construction only.	Not Triggered