

COMPLIANCE TRACKING PROGRAM

Moorebank Precinct East Stage 2

24 MAY 2018

SYDNEY INTERMODAL TERMINAL ALLIANCE

Moorebank Precinct East Stage 2

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Report No SSS2-QPMS-EN-PLN-00031

Date 24/05/2018

Revision Text 005

Author Details

Author Details	Qualifications and Experience

REVISIONS

Revision	Date	Description	Prepared by	Approved by
001	22/12/17	FINAL DRAFT issue for ER review		
002	23/01/17	FINAL issue for ER endorsement		
003	07/02/18	Updated with Final CoCs		
004	16/03/18	DP&E Comments addressed		
005	24/05/2018	Updated to include North West Priority Area Works		

ACRONYMS AND DEFINITIONS

Term	Definition
CBD	Central Business District
CEMP	Construction Environmental Management Plan
CoC	Conditions of Consent
CTP	Compliance Tracking Program
Contractor's CM	Contractor's Construction Manager
Contractor's EM	Contractor's Environmental Manager
Contractor's PM	Contractor's Project Manager
DNSDC	former Defence National Storage and Distribution Centre
DP&E	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environment Protection Authority
Early Works	<p>Site preparation works, including:</p> <ul style="list-style-type: none"> (a) establishment of site access points; (b) installation of temporary site fencing; (c) remediation, where required, including unexploded ordnance (UXO), exploded ordnance (EO) and exploded ordnance waste (EOW) management; (d) survey; acquisitions; or building/ road dilapidation surveys; (e) establishment of site compounds; (f) installation of environmental mitigation measures; (g) heritage archival monitoring and recording; (h) heritage salvage; (i) clearing of non-native vegetation; (j) importation, stockpiling and placement of 60,000 m³ of spoil (k) utilities adjustment and relocation that do not present a significant risk to the environment, as determined by the Environmental Representative; and (l) other activities determined by the Environmental Representative to have minimal environmental impact.
Environmental Incident	<p>A set of circumstances resulting in harm, or potential harm, to the environment. Environmental incidents include pollution incidents and environmental emergencies. Environmental incidents may arise from natural (e.g. storm, wind or bushfire) or human factors.</p>
EWEMP	Early Works Environmental Management Plan

Term	Definition
FCMM's	Final Compilation Mitigation Measures
GFA	Gross Floor Area
IMEX	Import Export Terminal
IMP	Incident Management Plan
ISO	International Organisation for Standardisation
LGA	Local Government Area
MPE	Moorebank Precinct East
PAC	Planning Assessment Commission
Project, the	Stage 2 of the MPE Concept Approval (MP 10_0193) approved as the MPE Stage 2 Project (SSD 7628), involving the construction and operation of warehousing and distribution facilities on the MPE site and upgrades to approximately 1.5 kilometres of Moorebank Avenue from approximately 35 metres (m) south of the northern boundary of the MPE site to approximately 185 m south of the southern MPE site boundary.
SHEMS	SIMTA Environmental Management System
SIMTA	Sydney Intermodal Terminal Alliance
SSD	State Significant Development

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1 BACKGROUND

The Sydney Intermodal Terminal Alliance (SIMTA) received approval for the construction and operation of Stage 2 of the Moorebank Precinct East (MPE) Project (SSD 7628), which comprises the second stage of development under the MPE Concept Consent (MP10_0193).

This Compliance Tracking Plan (CTP) has been developed to track compliance with the requirements of this, and associated approvals, during the construction of the MPE Stage 2 Project (hereafter, 'the Project'). It is intended that this CTP will be progressively updated to reflect future stages of construction of the Project.

1.1 Introduction

The MPE site, including the Project site, is located approximately 27 kilometres (km) south-west of the Sydney Central Business District (CBD) and approximately 26 km west of Port Botany and includes the former Defence National Storage and Distribution Centre (DNSDC) site. The MPE site is situated within the Liverpool Local Government Area (LGA), in Sydney's South West subregion, approximately 2.5 km from the Liverpool City Centre.

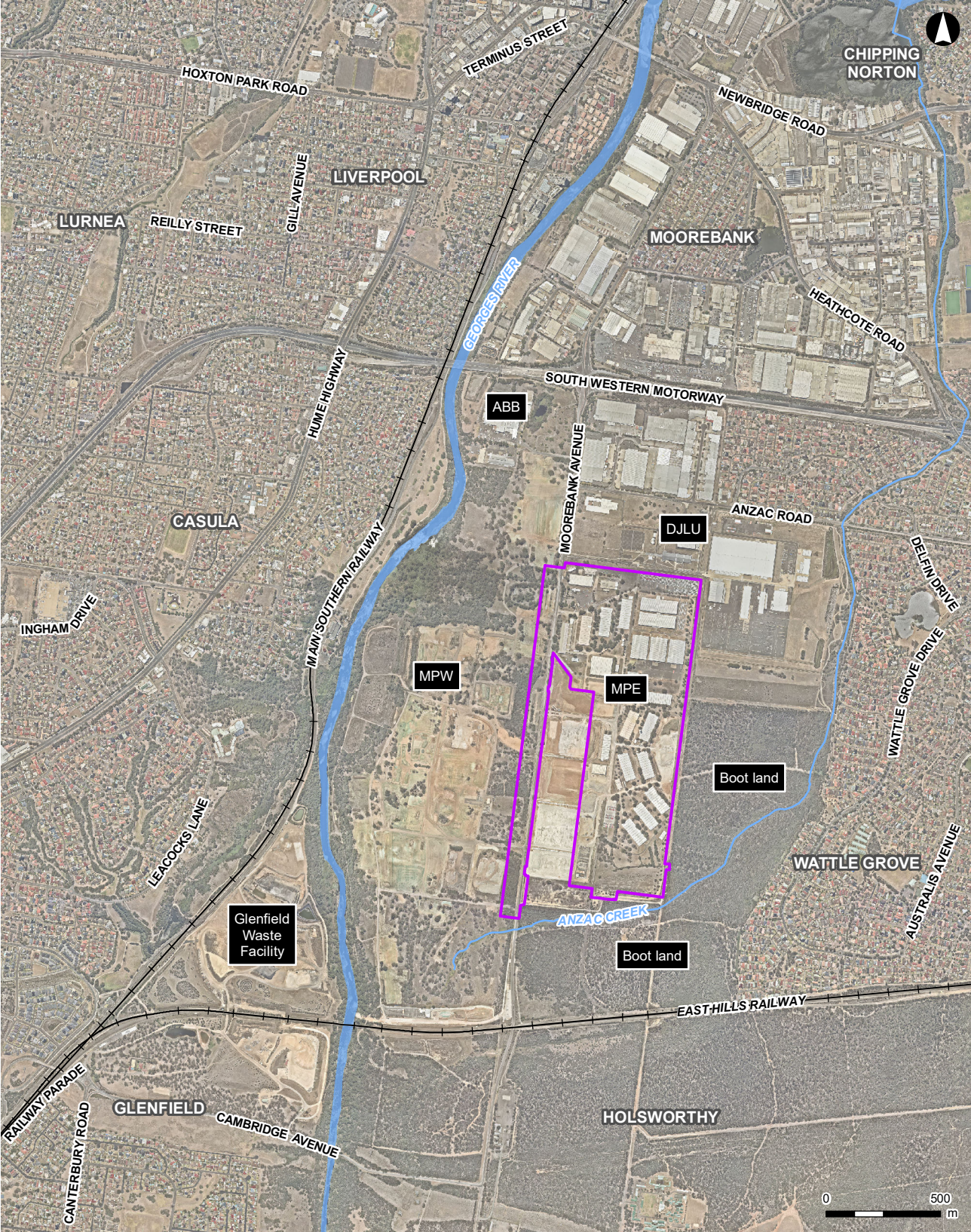
Stage 2 of the MPE Project (the Project) involves the construction and operation of warehousing and distribution facilities on the MPE site and upgrades to approximately 1.5 km of Moorebank Avenue from approximately 35 metres (m) south of the northern boundary of the MPE site to approximately 185 m south of the southern MPE site boundary.

Key components of the Project include:

- Earthworks including the importation of 600,000 m³ of fill vegetation clearing
- Approximately 300,000 m² gross floor area (GFA) and ancillary offices
- Freight village, with 8,000 m² GFA of ancillary retail, commercial and light industrial land uses
- Internal road network and hardstand across the 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
 - Moorebank Precinct West (MPW) Northern Access / MPE Stage 2 southern emergency access.

The Project site location is shown in Figure 1-1.

MPE Stage 2 Compliance Tracking Program



LEGEND

- MPE Stage 2 construction area
- Existing railway
- Watercourse

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Aerial imagery supplied by nearmap (January, 2018)



Figure 1-1: Site Location

1.2 Development Consent

The MPE Stage 2 Project has been assessed by the DP&E under Part 4.1 (now Division 4.7 as of 1 March 2018) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as State Significant Development (SSD). The Planning Assessment Commission (PAC) granted approval for the MPE Stage 2 Project on 31 January 2018 and is subject to the CoCs (SSD 7628). The Project, including its potential impacts, consultation and proposed mitigation and management, is documented in the following suite of documents:

- State significant development Consent SSD 7628
- Moorebank Precinct East – Stage 2 – Environmental Impact Statement (Arcadis Australia Pacific Pty Limited, December 2016)
- Moorebank Precinct East – Stage 2 – Response to Submissions (Arcadis Australia Pacific Pty Limited, July 2017)
- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Approval (No. 2011/6229) granted on March 2014
- Consolidated assessment clarification responses issued on 10 November 2017.

1.3 Project Delivery Phases

The Project construction period is anticipated to be approximately 24 to 36 months, which will be generally divided into three works phases, as detailed in the following sections.

The terminology for the Project phases or periods has been developed from the preparation of the EIS and RtS documentation in response to the language of the CoCs and the need to stage the delivery of the environmental management documentation required by the CoCs. Current terminology, and the equivalent terminology from the CoCs and RtS are included in Table 1-1.

Table 1-1 Project Delivery Phase Terminology

Project Delivery Phase	CoC A18 Phase Equivalent	MPE Stage 2 RtS Works Period Equivalent
Early Works	Early Works	Works Period A: Pre-construction
	Fill importation (to 60,000m ³)	Works Period B: Site preparation
Construction Phase A	Fill importation Construction	Works Period B: Site preparation
		Works Period E: Bulk earthworks
		Works Period F: Construction and internal fit out of warehousing
		Works Period G: Miscellaneous construction works
Construction Phase B	Fill importation Construction	Works Period C: Construction of Moorebank Avenue Diversion Road
		Works Period D: Pavement and intersection works along Moorebank Avenue

1.3.1 Early Works and Fill Importation

Early Works is generally described as site preparatory works including utilities adjustments and relocations, clearing and stripping of topsoil (top 100 mm of topsoil), heritage salvage and fill importation (including VENM and ENM, up to 60,000 m³), establishment of site access, temporary fencing and compound establishment, asbestos and hazardous material removal and the preparation for the demolition of buildings.

Any of the activities defined in SSD 7628 as 'Early Works' may be undertaken during the Early Works in accordance with the Early Works Management Plan (EWEMP) and required sub-plans.

The EWEMP describes Early Works as including, but not limited to, the following:

- Utilities works including potholing to confirm the location of existing services, disconnection of non-critical services (with retention in place), grout filling of disconnected draining lines, and adjustment and relocation where applicable
- Clearing of non-native vegetation, stripping of topsoil and stockpiling of topsoil on site for later re-use within site landscaping
- Stabilisation of areas where topsoil has been stripped with imported clean hard fill or by other methods determined by the Environmental Representative (ER) to have minimal environmental impact
- Establishment of an interim access road to existing warehousing in the north-east portion of the MPE Stage 2 site, utilising existing paved areas with minor pavement extensions as required
- Removal of asbestos from heating equipment and fire-resistant building elements (e.g. fire doors) by a licenced asbestos removalist followed by clearance by a certified occupational hygienist
- Hazardous material cleaning and decontamination in Buildings 67, 69, 81 and 83
- Heritage salvage works in Buildings 37, 75 and 80 on the Project site to recover architectural elements for adaptive re-use
- Importation, stockpiling and placement of up to 60,000 m³ (not exceeding a total of 22,000 m³ of material per day) of imported clean general fill material by truck-and-dog and / or semi-trailer
- Establishment of a site access point at the existing MPE site northern access and construction of associated access road to provide for access and manoeuvrability of vehicles into and through the site in accordance with CoC B10
- Establishment of temporary site fencing, a site compound(s) and temporary car parking areas to support Early Works and construction of the Project in accordance with CoC B10, B11 and B12
- Other activities determined by the ER to have minimal environmental impact.

Upon the commencement of construction, the Project's Construction Environmental Manage Plan (CEMP) will supersede the EWEMP.

1.3.1.1 Heritage Value Investigations (Building 80)

To enable compliance with the requirements of CoC B94 requiring archaeological monitoring and recording at potential archaeological deposit (PAD) W, the DP&E confirmed in a letter dated 22 February 2018, that the demolition of Building 80 was required to enable the monitoring activity to be undertaken in a manner that is safe for workers on the site.

1.3.1.2 Northwest Priority Area Works

The staging plan was revised on 29 March 2018. The purpose of the revision to the staging plan was to confirm the applicability of an existing suite of site environmental management controls, consistent with controls identified within the EIS, RtS and prepared Early Works and Construction Environmental Management Plans documentation. Adopted management and mitigation controls were relevant to the scale, nature and extent of pre-construction impacts associated with works in the north west of the MPE Stage 2 site, referred to as the Northwest Priority Area.

The Northwest Priority Area is located in the north-western most portion of the Moorebank Precinct East (MPE) site, and is entirely within Lot 1 of DP1048263, adjoining Moorebank Avenue and serviced by an existing access point already in use for the construction activities for the MPE Stage 1 (SSD 6766). The work area covers approximately 14 hectares, which equates to approximately 15% of the total MPE site.

Northwest Priority Area works includes the following work activities:

Site Establishment (including compounds)

- Removal of vegetation
- Demolition of superfluous pavement and structures
- Preparation of temporary materials laydown/stockpile area
- Installation of signage, lighting, waste skips and erosion and sedimentation (ERSED) controls
- Installation of temporary fencing and line marking for fencing
- Installation of temporary amenity facilities and temporary communications
- Application of all-weather gravels
- Establishment of temporary parking area for workers' vehicles
- Decommissioning of work site including:
 - Disposal of waste
 - Removal of fencing, amenities, lighting and signage
 - Removal of superfluous ERSED controls
 - Removal of temporary materials laydown/stockpile area
 - Site stabilisation activities (where required).

Remediation

- Installation of monitoring equipment, as required
- Removal of hazardous/contaminated materials
- Covering of temporary stockpiles of hazardous material waste or contaminated waste materials identified for offsite treatment or disposal
- Disposal of waste materials off site (appropriately licensed facility).
- Survey; Acquisitions; or Building / Road Dilapidation Surveys
- Installation of Environmental Mitigation Measures / Controls
- Clearing of Non-native Vegetation
- Undertaking pre-clearing surveys
- Establishment of stockpile area (including controls for segregation following characterisation)
- Removal of vegetation (including segregation of reusable vegetation from weed matter/green waste and disposal of waste materials)
- Recovery of topsoil
- Surface stabilisation.

Importation, Stockpiling and Placement of Fill

- Installation of haul roads (including weighbridge, rumble grids, wheel/undercarriage wash)
- Installation of diversion road for rejected materials
- Importation of spoil

- Surface preparation, rolling and compacting to 95% MDD (maximum dry density) to accept placement of fill (including excavation where necessary of no greater than 600mm below existing, except where considered to be minimal environmental impact as determined by the ER)
- Stockpiling of spoil
- Placement of spoil.

Utilities Disconnections, Adjustment and Relocation

- Excavation of existing utilities trench including:
 - Characterisation of trench backfill materials
 - Selective stockpiling of excavated materials based on characterisation
 - Disposal of waste materials
- Excavation of intended utilities trench including:
 - Characterisation of excavated trench materials
 - Selective stockpiling of excavated materials based on characterisation
 - Disposal of waste materials
- Removal and relocation of utilities.

Demolition of Buildings and Pavements

- Installation of temporary lighting within the building
- Installation of monitoring equipment, as required
- Removal of adjoining vegetation
- Clearing building interiors of any loose items and debris and store in waste stockpiles or dispose offsite
- Disconnection and removal of all services/utilities connections
- Removal of hazardous/contaminated materials
- Removal of roof and wall cladding
- Demolition of superstructure
- Demolition of substructure, foundations, ground slabs, pavements and roads
- Stockpiling of demolition materials and sorting and segregating material by C&D waste characterisation.

Other Activities Determined by the ER to have Minimal Environmental Impact

- ERS&D and drainage controls

1.3.2 Construction Works Phase A (Excluding Moorebank Avenue Upgrade Works)

Construction Works Phase A will include bulk earthworks, drainage and utilities, construction and internal fit-out of warehousing and finishing works, in addition to all works described in Early Works. Construction Works Phase A excludes Moorebank Avenue works described in Section 1.3.3.

Construction Works Phase A includes, but is not limited to:

Completion of Site Preparation Activities

- Demolition of existing structures
- Clearing of remaining vegetation

- Adjusting the building formation of the site (to final operational levels) within which the Warehousing Compound will be located
- Establishment of the temporary batch plant and materials crushing plant.

Bulk Earthworks, Drainage and Utilities

- Importation, stockpiling and placement of up to a total of 600,000 m³ (including the quantity imported during Early Works) of imported clean general fill (not exceeding a total of 22,000 m³ of material per day) for bulk earthworks
- Installation of on-site detention (OSD) and drainage infrastructure within the MPE Stage 2 site
- Construction of retaining walls
- Creation of internal road formation by general earthworks (by constructing fill embankments)
- Bulk earthworks and adjusting the building formation of the Project site to final level, including the terminal hardstand
- Utilities relocation and installation
- Establishment of hardstand areas.

Construction and Internal Fit-out of Warehousing

- Foundation and floor slab installation
- Erection of framework and structural walls
- Installation of roof
- Internal fit-out of warehouses (racking and associated services).

Miscellaneous construction and finishing works

- Pavement construction (internal transfer roads and perimeter road), including forming of new kerbs, gutters, medians (where required) and other structures
- Line marking, lighting and sign posting
- Installation of road furniture, including traffic signs and pavement markers
- Miscellaneous structural construction
- Finishing works, including landscaping and general site rehabilitation, where required
- Commissioning of the Project
- Decommissioning/demobilisation of the Project site, including removal of construction compound(s) and temporary construction environmental controls.

1.3.3 Construction Works Phase B (All Construction Activities)

Construction Works Phase B will primarily include construction of the Moorebank Avenue Diversion Road, in addition to all works described in Early Works and Construction Works Phase A, in addition to the Moorebank Avenue upgrade works. Generally the Moorebank Avenue upgrade works are described as bulk earthworks, drainage and utilities, and pavement works.

Construction Works Phase B includes, but is not limited to:

Construction of the Moorebank Avenue Diversion Road

- Stripping of topsoil within footprint of temporary diversion road
- Installation of temporary drainage
- Placement of fill and temporary road pavement (e.g. gravel)

- Construction of interface between temporary diversion road and existing Moorebank Avenue
- Installation of temporary road signage, street lighting and signalling
- Transfer of traffic onto temporary diversion road from Moorebank Avenue.

Bulk Earthworks, Drainage and Utilities

- Removal of existing pavement and stripping of topsoil within Moorebank Avenue
- Importation, stockpiling and placement of up to a total of 600,000 m³ (including the quantity imported during Early Works and Phase A) of imported clean general fill (not exceeding a total of 22,000 m³ of material per day) for bulk earthworks
- Creation of a road formation by general earthworks (by constructing fill embankments)
- Utilities relocation and installation.

Pavement works along Moorebank Avenue

- Placement of select layer of earthworks material on top of the road formation
- Placing and compacting the pavement later (concrete, or concrete and asphalt) over the select layer (consisting of a sub-base and base) and potential sealing with bitumen
- Traffic switching from diversion road onto final, upgraded Moorebank Avenue
- Removal of construction traffic management and progressive opening of the internal road and warehouse access roads to traffic
- Removal of road surface, road signage, street lighting and signalling from temporary diversion road
- Commissioning of Moorebank Avenue.

1.4 Purpose and Application

This CTP has been developed to address the Minister's CoC's and Final Compilation of Mitigation Measures (FCMM). This plan aims to demonstrate how compliance with the Minister CoC's will be managed during the Early Works and Fill Importation phase and Construction phases for the Project.

This plan specifically addresses CoC C21 as detailed in Table 2-2 and provides methods to measure and maintain compliance with the Minister CoC's by the contractor, including all contractor and consultant partners.

1.5 Staged Submission of this Plan

In accordance with CoC A14, the Secretary approved the staged submission of a number of strategies, plans and programs that are required by the CoC's based on the Delivery Works Phases identified in Table 1-2 on 29 March 2018.

In accordance with CoC A15, Table 1-2 identifies the stage of the development to which this document applies, and the relationship between any future stage. The trigger for updating the document is also identified in Table 1-2. When a document is updated, the most recent version of the document will supersede the previous version(s).

Table 1-2 Staged Documentation and Triggers to Satisfy CoC A15

Delivery Works Phases	General Description of Works	Current Document	Trigger to Update Document
Early Works			
Early Works	Utilities adjustments and relocations, clearing and stripping of topsoil, heritage salvage, fill importation, establishment of site access, temporary fencing and compound establishment, and other activities determined by the ER to have minimal environmental impact	<input checked="" type="checkbox"/> Document prepared to address Early Works only	Prior to the commencement of construction works
Construction			
Construction Phase A	Early Works activities, bulk earth works, drainage and utilities, construction and internal fit-out of warehousing and finishing works	<input checked="" type="checkbox"/> Document prepared to address Construction Works Phase A only (does not address Moorebank Avenue upgrade works)	Prior to the commencement of Moorebank Avenue upgrade works
Construction Phase B	Construction Phase A activities, construction of the Moorebank Avenue Diversion Road, bulk earthworks, drainage and utilities and pavement works	<input checked="" type="checkbox"/> Document prepared to address all construction works (Phase A + Phase B)	

1.6 Environmental Management System Overview

An Early Works Environmental Management Plan (EWEMP) and a Construction Environmental Management Plan (CEMP) have been prepared by SIMTA for Early Works and Fill Importation and the Construction phases respectively. These plans have been developed in accordance with the relevant project approval documentation, SIMTA's Environmental Management Systems (SHEMs), and the Guideline for the Preparation Environmental Management Plans (DIPNR, 2004).

To meet the project objectives, a systematic and planned approach for the management of environmental issues will be implemented on this project.

Both the EWEMP and the CEMP are designed to provide the management framework with strategies to effectively manage all environmental risks during works.

Implementing the EWEMP, CEMP and CTP effectively will ensure that the Project team meets the NSW regulatory and policy requirements in a systematic manner and continually improve its performance. This process is described below in Figure 1-2.

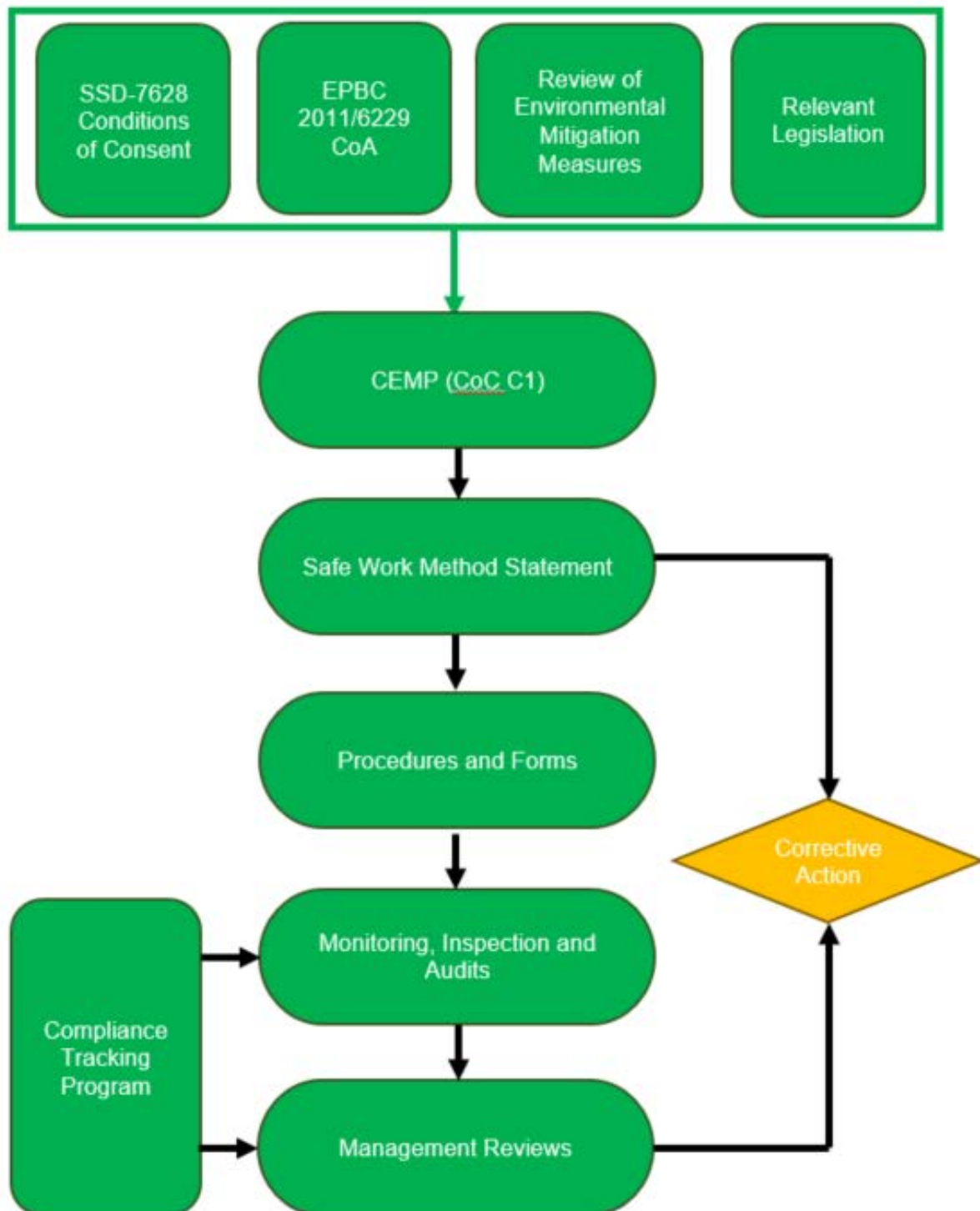


Figure 1-2 Environmental Management Systems Documents Overview

2 Environmental Management

2.1 Legal and Other Requirements

Table 2-1 below details the legislation, planning instruments and guidelines considered during development of this CTP.

Table 2-1 Legislation, Planning Instruments and Guidelines

Legislation	Description	Relevance to this CTP
<i>Environmental Planning and Assessment Act 1979</i>	This Act establishes a system of environmental planning and assessment of development proposals for the State.	The CoCs and obligations are incorporated into this plan.

2.1.1 Compliance Matrices

The CTP has been prepared as a requirement of CoC C21 with requirements as outlined below (Table 2-2).

Table 2-2 CoC requirements for CTP

CoC	Requirement	Document reference	How Addressed
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.	This Plan	All Sections
	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);	Section 2.4	Section 2.4 outlines the requirement for notification of the Secretary prior to the commencement early works and construction.
	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;	Section 2.5	Section 2.5 provides detail about periodic review of compliance status.
	c) provision for periodic reporting of compliance status to the Secretary, including but not limited to:	Section 2.6	Section 2.6 outlines the requirements for Pre-Construction Compliance Reporting.
	i) Pre-Construction Compliance Report prior to the commencement of construction		

CoC	Requirement	Document reference	How Addressed
	ii) quarterly Construction Compliance Reports, for the duration of construction, and	Section 2.6	Section 2.6 outlines the requirements for Compliance Reports, for the duration of construction.
	iii) a Pre-Operation Compliance Report prior to the commencement of operation, and six monthly operational compliance reports;	Not applicable	Not applicable to this phase or document
	d) a program for independent environmental auditing;	Section 2.7	Section 2.7 provides a program for independent environmental auditing.
	e) mechanisms for recording environmental incidents during construction and actions taken in response to those incidents;	Section 2.8	Section 2.8 outlines mechanisms for recording environmental incidents during construction and corrective actions.
	f) provision for reporting environmental incidents to the Secretary during construction;	Section 2.8	Section 2.8 outlines the requirements 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	Section 2.8	Section 2.8 provides procedures for rectifying any non-compliance identified during environmental auditing, review of compliance or incident management.
	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.	Section 2.3	Section 2.3 outlines how all employees, contractors and sub-contractors will be made aware of, and comply with, the CoCs.

2.2 Roles and Responsibilities

Key roles and responsibilities associated with this CTP are presented in Table 2-3.

Table 2-3 Roles and Responsibilities

Roles	Responsibilities
Contractor's Project Manager (Contractor's PM)	<ul style="list-style-type: none"> • Include environmental consideration into all aspects of Project planning • Ensure that Project responsibilities and authorities are defined and communicated • Attend audit meetings and action results of any audit findings • Oversee the implementation and maintenance of the CTP • Endorse the CTP • Provide support for the Contractor's EM • Report to senior management and the Principal's Representative on the performance of the system and environmental breaches • Undergo induction and training in environmental awareness specific to CTP • Sign off on all environment and sustainability inspections relating to compliance • Enforce environmental requirements for suppliers and sub-contractors • Provide relevant input into CTP • Be contactable 24 hours a day • Direct works to be performed in a more environmentally responsible manner that reduces impacts or stop works if there is a risk of environmental harm.
Contractor's Construction Manager (Contractor's CM)	<ul style="list-style-type: none"> • Communicating with all personnel and sub-contractors regarding compliance with the CTP • Undergo induction and training in Compliance Tracking as directed by management • Identifying resources required for implementation of the CTP • Co-ordinating the implementation and maintenance of site environmental controls and provide support for the Contractor's EM • Organise and manage site plant, labour and temporary materials • Report all environmental incidents in accordance with incident reporting protocol • Provide relevant input into CTP • Be contactable 24 hours a day • Direct works to be performed in a more environmentally responsible manner that reduces impacts or stop works if there is a risk of environmental harm.
Contractor Environmental Manager (Contractor's EM)	<ul style="list-style-type: none"> • Assist and guide the respective workers to meet their environmental responsibilities. • Check and monitor the implementation of this CTP • Report to the Contractor's PM on CTP related issues • Provide technical advice to personnel and management in the review of work methods • Manage CTP document control, reporting, inductions and training • Oversee site monitoring, inspections and internal audits against the CTP • Responsible for undertaking all relevant monitoring • Responsible for auditing site activities against the CTP

Roles	Responsibilities
	<ul style="list-style-type: none"> Assist and guide the respective workers to meet their environmental responsibilities against the CTP Undergo induction and training in compliance tracking as directed by management Cooperate and participate in audits and action results of any audit findings Provide relevant input into CTP Act as a 24-hour contact (if other staff as outlined above are not available) Direct works to be performed in a more environmentally responsible manner that reduces impacts or stop works if there is a risk of environmental harm.
Site Supervisors	<ul style="list-style-type: none"> Implement environmental controls to ensure compliance Present and participate in toolbox talks and meetings Train staff in their obligations under SSD 7628 Undergo induction and training in relevant compliance tracking activities Provide relevant input into CTP Meet environmental reporting requirements of the Project Direct works to be performed in a more environmentally responsible manner that reduces impacts or stop works if there is a risk of environmental harm.
All Personnel	<ul style="list-style-type: none"> Minimise the potential of pollution of land, air and water Preserve the natural and cultural heritage environment Minimise the occurrence of offensive noise Take all feasible and reasonable steps to comply with the requirements of this CTP Comply with the relevant Acts, Regulations and Standards Comply with the Project policies and procedures Comply with the CEMP and sub-plans Comply with lawful management directions Promptly report to management on any non-conformances, environmental incidents and/or breaches of the system Undergo induction and training in environmental awareness as directed by management Report all incidents in accordance with reporting requirements outlined in the EWEMP/CEMP Fulfil the General Environmental Obligations Take all feasible and reasonable steps to ensure compliance with the requirements of this CTP Undergo induction and training as directed by management Comply with the relevant Acts, Regulations and Standards relevant to the CTP Comply with the Project policies and procedures relevant to the CTP.

2.3 Training and Inductions

Section 2.8 of the EWEMP and Section 2.7 of the CEMP describe how environmental management measures will be communicated to project personnel including sub-contractors including training and inductions.

2.4 Department of Planning and Environment (DP&E) Notification

Early Works and Fill Importation as detailed in Schedule 1 definitions of the CoC will not commence until the CTP, EWEMP and sub-plans have been submitted to and approved in writing by the Secretary of the DP&E.

Construction as detailed in Schedule 1 of the CoC will not commence until the CEMP and sub-plans, documents and procedures have been submitted to and approved in writing by the Secretary of the DP&E.

SIMTA shall notify the Secretary in writing one month prior to the commencement of Early Works and Fill Importation and one month prior to Construction.

2.5 Periodic Review

Periodic construction compliance reports outlining the compliance status with the relevant documentation as detailed in Section 1.3, shall be prepared by, and be the responsibility of, the Contractor's EM and SIMTA's EM. The compliance documentation will be compiled and submitted to SIMTA in a timely manner so that the compliance report can be submitted to the Secretary at specific intervals including:

- Prior to the commencement of Early Works and Fill Importation
- Six months after the commencement of Early Works and Fill Importation
- Prior to the commencement of Construction
- At six monthly intervals; thereafter; within one month of the completion of the Construction stage.

The compliance tracking tables (Appendix A to Appendix F) form an integral part of the Compliance Tracking Report. These tables establish a format for recording compliance, and includes:

- A description of the environmental requirement
- The phase of the project to which it relates
- A reference as to where each requirement is addressed
- Compliance status will be included with each compliance report.

2.6 Compliance Reporting

In accordance with CoC C21 (c) (i) a Pre-Construction Compliance Report will be submitted to DP&E prior to the commencement of construction. This report will detail the current compliance status of the project with specific reference to the CoC's.

In accordance with CoC C21 (c) (ii) a quarterly Construction Compliance Report shall be submitted every three months during construction.

The status of compliance against each CoC will be reviewed and reported to the Secretary in the form of compliance tracking reports. The Contractor's EM shall prepare, and be responsible for, these reports as outlined above and as discussed in Section 2.4 of the EWEMP and Section 4.6.2 the CEMP.

Compliance tracking reports will typically include:

- Scope of the activities undertaken during the reporting period
- A summary of expected works in the next reporting period
- Compliance with CoC's, as recorded in the compliance tracking tables

- Non-compliances identified during the reporting period
- Detail of all incidents recorded and action taken during the reporting period
- Summary of monitoring undertaken over the reporting period and review of compliance against relevant criteria
- Summary of outcomes of audits and inspections undertaken during the reporting period
- Detail of all complaints (environmental and others) received by, and submitted to, the Secretary.

2.7 Independent Environmental Auditing

Independent environmental audits will be undertaken in accordance with CoC C18 and *AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems* at annual intervals throughout early works, fill importation and construction.

An internal audit of the construction contractor will be conducted by SIMTA during construction within three months of construction commencing on site and then quarterly thereafter. The fourth quarterly internal audit will be replaced by an external audit.

The contractor will also maintain their own auditing schedule which must be no less than six-monthly.

2.8 Incident Management

All incidents will be classified and notified in accordance with Section 2.9 of the EWEMP and Section 2.8 of the CEMP and CoC C11 and CoC C15.

2.9 Non-Compliance

A non-compliance is the failure or refusal to comply with a requirement, standard or procedure outlined in the CoC's (C16 and C17), FCMMs, CEMP or associated documents. Where a non-compliance has been identified, a corrective / preventative action will be implemented.

Any member of the Project team may raise a non-compliance or an improvement opportunity. Non-compliances, or an improvement opportunity will be detected by the following ways:

- Through workplace monitoring under the Work Permit System and Task/Behaviour Observations by Site Supervisors, the Contractor's EM, CM or PM
- During the Weekly Environment Audit undertaken by SIMTA's Construction Contractors
- Through internal and external audits
- Through inspections by the Environmental Representative
- Via complaints and community consultation as detailed in the Community Communication Strategy; and
- Through Incident Management.

SIMTA's Construction Contractors will implement the process for managing non-complying work practices and initiating corrective / preventative actions or system improvements. The Environmental Representative or public authority may also raise a non-compliance or improvement opportunity using the same process.

For each non-compliance identified a corrective/preventative action must be implemented in a timeframe based on the severity or potential severity of non-compliance investigated immediately to determine suitable timeframes. In addition, any environmental management involvement opportunities can be initiated because of incidents or emergencies, monitoring and measurement, audit findings or other reviews. Improvement opportunities may also result in the implementation of corrective/preventative actions.

Corrective / preventative actions and improvement opportunities will be entered into SIMTA's Construction Contractor's quality system database and include detail of the issue, action required and timing and

responsibilities. The record will be updated with date of close out and any necessary notes. The database will be reviewed regularly to ensure actions are closed out as required.

Non-complying activities may be stopped, if necessary, by the Contractor's EM, Supervisor(s) or Project / Site Engineer following consultation with the Contractor's PM or delegate. The works will not commence until a corrective / preventative action has been closed out. The Environmental Representative may also stop works in these circumstances. In such circumstances a non-compliance report must be prepared in accordance with the Contractors Quality Management Plan.

APPENDIX A

Conditions of Consent

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required? (excl Moorebank Ave)	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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 measurement and mitigation measures at APPENDIX B of this consent. 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.	Throughout Construction and Operation	Y	Y	Y	Y						
A3	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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(e), 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 documents, or in the case of a condition of consent or direction of the Secretary and a document, if it is not possible to comply with both the condition or direction and the document.	Throughout Construction and Operation	Y	Y	Y	Y						
A4	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.	Early works and fill importation	Y	Y	Y	Y						
A5	The total volume of spoil to be imported, including fill required to raise Moorebank Avenue and spoil imported during early works must not exceed 600,000m3.	Construction	Y	Y	Y	Y						
A6	No works are permitted within the Defence Joint Logistics Unit site under this approval	Construction	Y	Y	Y	Y						
A7	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	N	N	N	Y						
A8	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	N	N	N	Y						
A9	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.	Throughout Construction and Operation	N	N	N	Y						
A10	The maximum GFAs for the following uses apply: (a) 300,000m2 for the warehousing and distribution facilities; and (b) 8,000m2 for the freight village.	Operation	N	N	N	Y						
A11	The warehousing and distribution facilities must only be used for activities associated with freight using the MPE Stage 1 rail intermodal terminal.	Operation	N	N	N	Y						
A12	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	N	N	N	Y						
A13	With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	Throughout Construction and Operation	Y	Y	Y	Y						
A14	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.	Throughout Construction and Operation	Y	Y	Y	Y						
A15	With the approval of the Secretary, any strategy, plan or program required by this consent may be combined	Throughout Construction and Operation	N	Y	Y	Y						
A16	In seeking the Secretary's approval, a clear relationship must be demonstrated between the strategies, plans or programs that are proposed to be combined.	Throughout Construction and Operation	N	Y	Y	Y						
A17	The date 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.	One month before commencement of each stage	Y	Y	Y	Y						
A18	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.	Throughout Construction and Operation	Y	Y	Y	Y						
A19	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.	Throughout Construction and Operation	Y	Y	Y	Y						
A20	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.	Prior to commencement of Construction	Y	Y	N	Y						
A21	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 B140 and B141, including integration of Water Sensitive Urban Design (WSUD) and landscape design.	Prior to commencement of Construction	N	Y	Y	Y						
A22	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 design 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 RMS.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
A23	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.	Prior to commencement of permanent built surface works and/or landscaping	N	N	N	Y						
A24	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)	Throughout Construction and Operation	N	Y	Y	Y						
A25	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 6 of the EP&A Regulation sets out the requirements for the certification of the development.	Throughout Construction and Operation	N	N	N	Y						
A26	Before the construction of any utility works associated with the development, approvals required from service providers must be obtained.	Prior to commencement of Construction	Y	Y	N	Y						
A27	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.	Prior to Operation	N	N	N	Y						
A28	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.	Prior to commencement of Construction	Y	Y	Y	N						
A29	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.	Throughout Construction and Operation	Y	N	Y	Y						
A30	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.	Prior to issue of Construction Certificate	N	Y	Y	Y						
A31	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.	Throughout Construction and Operation	Y	Y	Y	Y						
A32	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.	Throughout Construction and Operation	Y	Y	Y	Y						
B1	Prior to commencement of early works and construction, the Applicant must prepare a Construction Traffic and Access Management Plan (CTMP) 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, TNSW and RMS; (c) include details of all transport routes and traffic types to be used for development-related traffic, access and parking arrangements; (d) include a protocol for undertaking dilapidation surveys to assess the existing condition of the transport routes prior to construction works; and (e) condition of the transport routes following construction works; (f) include a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction and demolition works; (g) 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. (h) include a Heavy Vehicle Route Plan detailing: (i) the origin and destination of spoil / fill and demolition material; and (j) 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); (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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
B2	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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
B3	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.	Prior to commencement of Construction	N	Y	Y	Y						
B4	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	Prior to commencement of Construction	N	N	Y	Y						
B5	All demolition and construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	Construction	Y	Y	Y	Y						
B6	All vehicles are to enter and leave the site in a forward direction.	Early works and fill importation	Y	Y	Y	Y						

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
B8	All trucks entering or leaving the site with loads must have their loads covered and must not track dirt onto any public road	Throughout Construction and Operation	Y	Y	Y	Y						
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 TNSW 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, TNSW and RMS.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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 for approval, which shows that the proposed development complies with this requirement.	Prior to commencement of construction on permanent infrastructure	N	Y	Y	Y						
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, AS2890.2-2009 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	N	N	N	Y						
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	N	N	N	Y						
B13	The Applicant must undertake the following upgrades, in accordance with the specified timing requirements, as set out in Table 1. Refer to Tables spreadsheet	Detailed design	N	N	N	Y						
B14	A Works Authorisation (Dedro) (WAD) with RMS is to be executed by the Applicant for the infrastructure listed in condition B13 prior to the issue of the first Occupation Certificate for warehousing.	Prior to issue of Construction Certificate	N	N	N	Y						
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 must be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au)	Detailed design	N	N	N	Y						
B16	RMS 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	N	N	Y	Y						
B17	The proposed road upgrade, road raising and widening works by the Applicant along Moorebank Avenue must be designed to meet RMS 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	N	N	N	Y						
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 TNSW or RMS unless otherwise agreed by TNSW and RMS.	Detailed design	N	N	N	Y						
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	N	Y	Y	Y						
B20	All works/ regulatory signposting associated with the road infrastructure upgrades must be approved by RMS.	Construction	N	Y	Y	Y						
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.	Prior to issue of Construction Certificate	N	Y	Y	Y						
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.	Prior to issue of Construction Certificate	N	Y	Y	Y						
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.	Prior to issue of Construction Certificate	N	Y	Y	Y						
B24	The Applicant must pay all costs incurred by Council and/or RMS in relation to conditions B21 and B22 above.	Prior to issue of Construction Certificate	N	N	Y	Y						
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	N	N	N	Y						
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, TNSW and RMS. 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 B29; (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.	Prior to Operation	N	N	N	Y						
B27	The Operational Traffic and Access Management Plan required by condition B26 must be implemented by the Applicant for the duration of operations.	Prior to Operation	N	N	N	Y						
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 TNSW and RMS) 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 TNSW and RMS, 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, TNSW and RMS. The cordon count at (d) above will: • apply to all classes of vehicles; and • cover the intermodal terminal, the warehousing facility and any other uses such as the freight village.	Prior to Operation	N	N	N	Y						
B29	Prior to 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 TNSW; (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/ 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 SMTA 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 Hidesworthy rail station via Anzac Road, Watlie 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.	Prior to issue of occupation certificate	N	N	N	Y						
B30	The Applicant must ensure that the Workplace Travel Plan is implemented for the life of the development.	Prior to issue of occupation certificate	N	N	N	Y						
B31	The applicant 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.	Prior to construction of Concrete Batching Plant	N	Y	Y	N						
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	N	N	N	Y						
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.	Prior to construction of permanent built works	N	Y	Y	Y						
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 B40); (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 condition B40); (i) evidence that legal agreement has been obtained; (j) to discharge stormwater through adjacent sites; (k) for any necessary upgrade works to be constructed; (l) for undertaking maintenance activities; (m) use of OSD basins on other sites, such as the MPW site, for this development; and (n) evidence that an assessment has been obtained or is currently in place to discharge and detain water through adjacent sites; (o) 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).	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
B35	The Applicant must ensure that only VENN or ENM, or other material approved in writing by EPA is brought onto the site.	Early works and fill importation	Y	Y	Y	Y						

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
B36	Prior to 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 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 B36; (iii) a protocol for dealing with unexpected finds including material contamination; and (iv) independent auditing by a suitably qualified and experienced specialist. (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.	Prior to commencement of importation of spoil	Y	Y	Y	Y						
B37	The handling of spoil during construction of the development is to be conducted in accordance with the Spoil Management Plan	Early works and fill importation	Y	Y	Y	Y						
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	Y	Y	Y	Y						
B39	Prior to commencement of early works and fill importation an Erosion and Sediment Control 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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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 (i) 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; (ii) 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; (vi) ensure design of stormwater treatment systems minimises the risk of failure; and (vi) 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 to 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 pre-development (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; (iv) siting and design of on site detention basins to eliminate minimise excavation within the southern ordnance burial pits; and (v) maintenance access to be provided to each on site detention basin. (d) Connection to natural creeklines: (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 than 1,000m2. (vi) all filter media used in stormwater treatment measures must: be heavy 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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
B41	Notwithstanding condition B40, the Stormwater Management Plan does not require the Secretary to approve drainage works that would be designed, approved by RMS, 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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
B42	The amended numerical models are to be submitted to the Secretary with the Stormwater Management Plan	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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 B105, prepared with reference to Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006).	Prior to Operation	N	N	N	Y						
B44	The Stormwater Monitoring Program must: (a) assess water quality and quantify performance for construction 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.	Prior to Operation	N	Y	Y	Y						
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.	Prior to Operation	N	Y	Y	Y						
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	N	N	N	Y						
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	N	N	N	Y						
B48	LEFT BLANK (SSD 7628)	N/A	N/A	N/A	N/A	N/A						
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.	Prior to Operation	N	N	N	Y						
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.	Prior to Operation	N	N	N	Y						
B51	The annual independent audit must be undertaken by a suitably qualified WSUD professional. 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	N	N	N	Y						
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.	Prior to commencement of Construction	N	Y	Y	Y						
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.	Prior to commencement of Construction	N	Y	Y	Y						
B54	Best practice reactive and proactive management measures must be implemented to minimise dust generated during all works authorised by this consent.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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	N	Y	Y	Y						
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 B55; (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; (f) key performance indicator(s); (g) monitoring method(s); (h) location, frequency and duration of monitoring; (i) record keeping; (j) complaints register; (k) response procedures; and (l) compliance monitoring.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
B58	Air quality monitoring must be undertaken during early works, fill importation and construction	Early works and fill importation	Y	Y	Y	Y						

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
	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; (e) key performance indicator(s); (f) monitoring method(s); (g) location, frequency and duration of monitoring; (h) record keeping; (i) complaints register; (j) response procedures; and (k) compliance monitoring.	Prior to Operation	N	N	N	Y						
B60	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	N	N	N	Y						
B62	Prior to early works, the Applicant must undertake noise monitoring in accordance with INP to verify RBLs for the closest sensitive receivers.	Prior to commencement of Early works and fill importation	Y	N	N	N						
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 included in the OEMP required under condition C1.	Prior to commencement of Early works and fill importation	Y	N	N	N						
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.	Throughout Construction and Operation	Y	Y	Y	Y (12 mths)						
B65	The construction hours detailed in Table 2 must be complied with, except where they may be undertaken under condition B65. Refer to Table 2	Construction	Y	Y	Y	Y						
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	Y	Y	Y	Y						
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	N	Y	Y	Y						
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 B66. 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.	Prior to commencement of Early works and fill importation	N	Y	Y	Y						
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 B67(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 timetables and methods for investigation of noise complaints; (g) submission of monthly complaints reports to the Department for the full 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 subcondition (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.	Construction	N	Y	Y	Y						
B70	The Applicant must comply with all written directions of the Secretary arising from the review of the final summary report required under condition B68.	Construction	Y	Y	Y	Y						
B71	Construction must be carried out in accordance with the construction noise management levels and requirements detailed in the ICNG (DECC, 2009).	Construction	N	Y	Y	Y						
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 ICNG (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).	Construction	N	Y	Y	Y						
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 ICNG identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML.	Construction	N	Y	Y	Y						
B74	Where feasible and reasonable, construction traffic movements on public roads should 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	N	Y	Y	Y						
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	Y	Y	Y	Y						
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 Road).	Construction	Y	Y	Y	Y						
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 OEMP 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 B70; (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 B67 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 B68; (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 identifying 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.	Prior to commencement of Construction	N	Y	Y	Y						
B78	Blasting is not permitted on the site	Construction	Y	Y	Y	Y						
B79	The permitted hours of warehouse and distribution operation are detailed in Table 4.	Operation	N	N	N	Y						
B80	Noise generated by operation of the development inclusive of MPE Stage 1 operations must not exceed the noise limits in Table 5.	Operation	N	N	N	Y						
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 L _{max} predictions of the final design; and (c) consider appropriate noise mitigation measures where required.	Within 6 months commencement of construction	N	Y	Y	Y						
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.	Within 6 months commencement of construction	N	Y	Y	Y						
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.	Prior to Operation	N	N	N	Y						
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.	Prior to construction of the freight village and each warehouse	N	Y	N	Y						
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.	Occupation	N	N	N	Y						
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.	Within 12 months of occupation of the first warehouse	N	N	N	Y						
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.	Within 60 days of completion of operational noise monitoring	N	N	N	Y						
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	N	N	N	Y						
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	N	N	N	Y						

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
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 effectiveness of these measures in the Annual Review to the satisfaction of the Secretary.	Operation	N	N	N	Y						
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).	Prior to commencement of Early works and fill importation	Y	N	N	Y						
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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
B93	The Heritage Management Plan must include: (a) plans/strategies to monitor, mitigate and manage the effects of the development on identified PADs; (b) measures 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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Prior to commencement of Early works and fill importation	Y	N	N	Y						
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.	Within one month of completion of monitoring and recording at PADs V and W	Y	N	N	Y						
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.	Prior to commencement of Early works and fill importation	Y	N	N	Y						
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.	Prior to commencement of Construction	N	Y	Y	Y						
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.	Early works and fill importation	Y	Y	Y	Y						
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	Early works and fill importation	Y	Y	Y	Y						
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.	Early works and fill importation	Y	Y	Y	Y						
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 MPV sites).	Prior to Operation	N	N	N	Y						
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.	Prior to Operation	N	N	N	Y						
B103	The Applicant must: (a) ensure that no more than 4.69 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	N	Y	Y	Y						
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 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	N	Y	Y	Y						
B105	Notwithstanding condition B102, the Applicant: (a) may elect to retire biodiversity credits in conjunction with the retirement of biodiversity credits for other developments on the MPE or MPV 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	N	Y	Y	Y						
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 B41.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Not applicable	Y	Y	Y	Y						
B108	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFMP) in consultation with OEH. The CFMP must form part of the CEMP required by condition C1 and must include the following: (a) measures to minimise the loss of key fauna habitats, 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 CFMP.	Prior to commencement of Construction	N	Y	Y	Y						
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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Prior to Operation	N	N	N	Y						
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	N	N	N	Y						
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.	Early works and fill importation	Y	Y	Y	Y						
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	Y	Y	Y	Y						
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).	Construction	Y	Y	Y	Y						
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 B111 and B113.	Occupation	N	N	N	Y						
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.	6 months prior to operation	N	N	N	Y						
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	Y	Y	Y	Y						
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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Prior to commencement of Construction	Y	Y	Y	Y						
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.	Prior to Operation	N	N	N	Y						
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	N	N	N	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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).	Throughout Construction and Operation	Y	Y	Y	Y						
B124	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal unless it satisfies these conditions.	Throughout Construction and Operation	Y	Y	Y	Y						
B125	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	Throughout Construction and Operation	Y	Y	Y	Y						
B126	The collection of waste generated during operation of the development must be undertaken between 7 am to 10 pm Monday to Friday	Operation	N	N	N	Y						
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.	Early works and fill importation	Y	Y	Y	Y						
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 within 3 months of this consent.	Early works and fill importation	Y	Y	Y	Y						

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Prior to issue of occupation certificate	Y	Y	Y	Y						
B131	If the Site Auditor determines that further assessment of PFAS is required to adequately assess the site in accordance with the current guidance “Designing Sampling Programs for Sites Potentially Contaminated by PFAS (EPA 2016), the assessment(s) are to be completed and submitted to the EPA within 6 months of granting of consent.	Prior to issue of occupation certificate	Y	Y	Y	Y						
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.	Prior to issue of occupation certificate	Y	Y	Y	Y						
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.	Prior to any demolition on the site	N	N	N	Y						
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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Following demolition	Y	Y	Y	Y						
B137	Details of any containment 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.	Following remediation	Y	Y	Y	Y						
B138	All containment cells located on the site following remediation shall be registered on title including, details of relevant Contamination Management requirements	Following remediation	Y	Y	Y	Y						
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; (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 B141; (iv) CEMP required by condition C1; and (v) OEMP required by condition C3.	Prior to commencement of permanent built surface works and/or landscaping	N	Y	Y	Y						
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. 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 receptors, (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, Watlie 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; (vii) perimeter site screening using advanced shrubs and canopy trees; (viii) perimeter and on site detention and biofiltration/bioretenic basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire; (ix) 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); (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 B140; (k) details of where and how recommendations 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 Details required by condition A24, including architectural elements to articulate building footprints and minimise large expanses of blank walls (iii) updated CEMP required by condition B63 (i) details of how the principles of Ecologically Sustainable Development listed at condition B141, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B41 (m) details how the Heritage Interpretation Plan required by condition B100 has been incorporated into the UDLP; (n) details of how the UHI Mitigation Strategy required by condition B138 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 Flora and Fauna Management Plan for adjoining offsite area (condition B107) have been incorporated into the UDLP; (p) details of where and how recommendations from the Bushfire Management Plan (condition B143) 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.	Prior to commencement of permanent built surface works and/or landscaping	N	Y	Y	Y						
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 delivered prior to occupation of the warehouse and freight village. (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 or interfere with 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 Boat 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 footlights are used; (viii) ensuring lights are not directed towards reflective surfaces; and (ix) using warm white colours. The approved plan must be delivered 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 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 employees; (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 delivered prior to occupation of the warehouse and freight village. (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 areas 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, waste storage and security; (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 delivered 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; (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 facade or wall of building; (viii) internally illuminated signs are not permitted. The approved common directory board and wayfinding signs plan must be delivered prior to occupation of the warehouse and freight village.	Prior to commencement of permanent built surface works and/or landscaping	N	Y	Y	Y						
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	Y	Y	Y	Y						
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.	Prior to commencement of Construction	N	Y	Y	Y						
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 Boat 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.	Prior to commencement of Construction	N	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
B146	The provision of water, electricity and gas must comply with section 4.1.3 of Planning for Bush Fire Protection 2006.	Throughout Construction and Operation	Y	Y	Y	Y						
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 purposes 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 INCOG (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 (vi) 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.	Early works and fill importation	Y	Y	Y	Y						

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
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 B146, 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.	Prior to commencement of Construction	Y	Y	N	N						
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.	Early works and fill importation	Y	Y	N	Y						
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.	Prior to commencement of Construction	Y	Y	Y	Y						
B151	Boundary screening required under condition B149 must minimise visual, noise and air quality impacts on adjacent sensitive receivers.	Prior to commencement of Construction	Y	Y	Y	Y						
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	N	N	N	Y						
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.	Prior to issue of occupation certificate	N	N	N	Y						
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. Note • 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.	Prior to commencement of Early works and fill importation	N	N	N	Y						
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; (b) 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; (c) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works or manage traffic disruptions; (d) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and (e) 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.	Operation	N	N	N	Y						
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	N	Y	Y	Y						
B157	The Complaints Register must be provided to the Secretary within 7 days upon request, for the period detailed within the request.	Prior to obtaining a subdivision certificate	N	N	N	Y						
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. The Applicant must:	Prior to commencement of Construction	N	Y	Y	Y						
C2	(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. 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.	Prior to commencement of Construction	N	Y	Y	Y						
C3	(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.	Prior to Operation	N	N	N	Y						
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.	Prior to Operation	N	N	N	Y						
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	N	N	N	Y						
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 B113 regarding maintenance of quantities of dangerous goods below the screening threshold; and (c) include auditing requirements.	Occupation	N	N	N	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	One month prior to the commencement of a new phase of the development	Y	Y	Y	Y						
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 C18; (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.	Throughout Construction and Operation	N	Y/N	Y	Y						

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)				Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Works Area/Package (per Appendix I, Table 4-8 of RIS); Phase (per CoC A18)	Construction Phase A (excl Moorebank Ave) (Phase B & C)	Construction Phase B (Moorebank Avenue Works) (Phase B & C)	Operation (Phase D, E & F)						
	Each year, the Applicant must submit a review of 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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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 D of this consent, and such further reports as may be requested.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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; and (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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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.	Throughout Construction and Operation	Y	Y	Y	Y						
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) quarterly 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.	Throughout Construction and Operation	Y	Y	Y	Y						
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 (DPE 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.	Prior to commencement of Early works and fill importation	Y	Y	Y	N						
C23	Construction must not commence until an ER nominated under C24 has been approved by the Secretary.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y						
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.	Early works and fill importation	Y	Y	Y	Y						

APPENDIX B

Final Compilation of Mitigation Measures

No.	Condition	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS)					Warehousing - & Freight Village Operations (Not part of this CTP)	Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Warehousing & Freight Village - Pre-Construction and Construction											
			Preconstruction	Site Infrastructure	Moorebank Avenue Upgrade	Site Infrastructure	Warehousing / Site Infrastructure							
			Works period A – Early Works	Works Period B - Site preparation	Works Period C & E - Moorebank Avenue (realignment & upgrade)	Works Period D & G - Bulk earthworks, drainage, utilities, internal roadworks & landscaping	Works Period F & G - Warehouse construction & fit out, freight village construction							
0A	Pre-construction works would be undertaken subject to Environmental Work Method Statement (EWMS) (Appendix I of this RIS). 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 RIS.	Pre-construction	Y	N	N	N	N							
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	N	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						
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	N	Y	Y	Y	Y	Y						
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	N	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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	N	N	Y	N	N	Y						
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	N	N	N	N	N	Y						
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	N	N	N	N	Y	Y						
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	N	N	N	N	N	Y						
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 & construction	Y	Y	Y	Y	Y	N						
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 (DEC, 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	N	Y	Y	Y	Y	N						

No.	Condition	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RIS)					Warehousing - & Freight Village Operations (Not part of this CTP)	Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Warehousing & Freight Village - Pre-Construction and Construction											
			Pre-construction	Site Infrastructure	Moorebank Avenue Upgrade	Site Infrastructure	Warehousing / Site Infrastructure							
			Works period A – Early Works	Works Period B - Site preparation	Works Period C & E - Moorebank Avenue (realignment & upgrade)	Works Period D & G - Bulk earthworks, drainage, utilities, internal roadworks & landscaping	Works Period F & G - Warehouse construction & fit out, freight village construction							
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	N	Y	Y	Y	Y	N						
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	Y	Y	Y	Y	Y	Y						
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	N	N	N	N	N	Y						
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	N	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						
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	N	Y	Y	Y	Y	N						
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	Y	Y	Y	Y	Y	N						
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	N	Y	N	N	N	N						
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	N	Y	Y	Y	N	N						
4E	Directional lighting will be used where lighting is required in construction areas to avoid impact on fauna.	Construction	N	Y	Y	Y	Y	N						
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	Y	Y	Y	Y	Y	Y						
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	N	N	N	N	N	Y						
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	N	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
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	N	Y	Y	Y	Y	N						
6B	Stockpile sites established during construction are to be managed in accordance with stockpile management principles set out in Appendix G of this RIS.	Pre-construction & construction	Y	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						
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 assessor/auditor.	Pre-construction & construction	Y	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						

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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	N	Y	Y	Y	Y	N						
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	N	Y	N	N	N	N						
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	N	Y	N	Y	N	N						
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	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
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 / Operation	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
7L	No hazardous or regulated wastes would be disposed of on site.	Pre-construction and construction	Y	Y	Y	Y	Y	Y						
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 & construction	Y	Y	Y	Y	Y	N						
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 & operation	N	N	N	Y	N	N						
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	N	N	N	N	N	Y						
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 & construction	Y	Y	N	Y	Y	N						
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 5 of the EIS) • Guidance on unexpected archaeological and cultural finds (including human remains).	Construction	N	Y	Y	Y	Y	N						
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 5 of the EIS).	Detailed design, Pre-construction & construction	Y	Y	Y	Y	Y	N						
10A	A Heritage Management Plan in adherence to NSW Heritage Council guidelines would be prepared as part of the CEMP for the Amended Proposal.	Construction	N	Y	Y	Y	Y	N						
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	Y	Y	Y	Y	Y	N						
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	N	Y	Y	Y	Y	N						
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 & construction	Y	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						
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 & construction	Y	Y	Y	Y	Y	N						
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	Y	Y	Y	Y	Y	N						
11D	Consideration will be given to material substitution where reasonable and feasible to reduce embodied energy of construction materials.	Detailed design and construction	N	Y	Y	Y	Y	N						
11E	Where possible locally sourced materials will be used to reduce GHG emissions associated with transport during construction.	Construction	N	Y	Y	Y	Y	N						
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	Y	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
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	Y	Y	Y	Y	Y	N						

No.	Condition	Timing for Compliance	Works Area/Package (per Appendix 1, Table 4-8 of RIS)					Warehousing - & Freight Village Operations (Not part of this CTP)	Secretary Approval Required?	Review Status	Compliance Status	Date of Approval/ Compliance	Submission Status	Comments
			Warehousing & Freight Village - Pre-Construction and Construction											
			Preconstruction	Site Infrastructure	Moorebank Avenue Upgrade	Site Infrastructure	Warehousing / Site Infrastructure							
			Works period A – Early Works	Works Period B - Site preparation	Works Period C & E - Moorebank Avenue (realignment & upgrade)	Works Period D & G - Bulk earthworks, drainage, utilities, internal roadworks & landscaping	Works Period F & G - Warehouse construction & fit out, freight village construction							
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	N	N	N	N	N	Y						
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	N	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						
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	N	N	N	N	N	Y						
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	N	Y	Y	Y	Y	N						
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	N	N	N	N	N	Y						