

MOOREBANK PRECINCT EAST

Moorebank Precinct East Stage 2 – Construction Pre-Construction Compliance Report (SSD 7628)

29 AUGUST 2018



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MOOREBANK PRECINCT EAST STAGE 2 – CONSTRUCTION

Pre-Construction Compliance Report

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Date 29/08/2018

Revision Text 003

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REVISIONS

Revision	Date	Description	Prepared by	Approved by
001	13/03/2018	Draft Submission to Tactical Group	Mackenzie Barton	Heather Tilley
002	2/07/2018	Submission to Tactical Group	Mackenzie Barton	Heather Tilley
003	29/08/2018	Update addressing DP&E Comments	Mackenzie Barton	Heather Tilley

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1. Moorebank Precinct East – Stage 2

Stage 2 of the Moorebank Precinct East (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 600,000m³ of fill and vegetation clearance
- Warehousing and additional ancillary offices comprising approximately 300,000m² gross floor areas (GFA)
- A freight village, comprising 8,000m² GFA of retail, commercial and light industrial land uses
- Establishment of an internal road network, and connection of the Project to the surrounding public road network
- Ancillary supporting infrastructure within the Project site, including:
 - stormwater, drainage and flooding infrastructure
 - utilities relocation/installation
 - fencing, signage, lighting, remediation and
 - landscaping.
- Moorebank Avenue upgrade including:
 - raising by about 2 m and some widening
 - embankments and tie-ins to existing Moorebank Avenue road levels
 - signalling and intersection works.
- Upgrading existing intersections along Moorebank Avenue, including:
 - Moorebank Avenue / MPE Stage 2 access
 - Moorebank Avenue / MPE Stage 1 northern access
 - Moorebank Avenue / MPE Stage 2 central access
 - MPW Northern Access / MPE Stage 2 southern emergency access.
- Operation 24 hours a day, 7 days per week.

MPE Stage 2 works was approved on 31 January 2018 (Development Consent SSD 7628).

2. Scope and Purpose

In accordance with SSD 7628 Condition C21 (c) (i), a Pre-Construction Compliance Report (PCCR) is required to outline progress of compliance for all pre-construction requirements against the MPE Stage 2 approval.

This PCCR specifically documents compliance against conditions required to commence Construction Works which are defined in SSD 7628 as follows:

- Completion of Site Preparation Activities
- Bulk Earthworks, Drainage and Utilities
- Construction and Internal Fitout of Warehousing

- Miscellaneous Construction and Finishing Works
- Construction of the Moorebank Avenue Diversion Road
- Pavement Works along Moorebank Avenue
- Establishment of temporary construction compounds

This PCCR has been prepared in line with the requirements of the Compliance Tracking Program (CTP) developed by SIMTA in accordance with Condition of Consent (CoC) C4. The CTP was approved by the Secretary on 8 June 2018.

3. Inspections, Incidents, Monitoring & Audits

The performance of all construction works will be detailed in the quarterly compliance report. The quarterly compliance reports will detail construction inspections, incidents, monitoring and auditing that is undertaken throughout the construction period.

4. Conditions of Consent

Compliance against the CoC's and the Final Compilation of Mitigation Measures (FCMM) are outlined in Appendix A and Appendix B respectively.

In summary, the activities carried out prior to MPE Stage 2 construction works have been undertaken in compliance with the MPE Stage 2 Development Consent.

5. Compliance Summary

At the completion of this compliance period, it has been deemed that there are no outstanding non-compliance issues identified and works were undertaken in accordance with the approved Construction Environmental Management Plan (CEMP). Regular review of compliance against the CoC and the FCMMs will continue to be undertaken.

APPENDIX A

Conditions of Consent

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of R1S); Phase (per CoC A18)				Secretary Approval Required?	Compliance Status	Date of Approval/ Compliance	Plan/ Sub Plan
			Works Area/Package (per Appendix I, Table 4-8 of R1S); 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)				
A18	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	Y	Compliant	2/02/2018	DP&E notified via email for early works and construction 27/02/2018
A21	All demolition work must be carried out in accordance with the latest version of Australian Standard AS 2601-2001: The Demolition of Structures (Standards Australia, 2001) and the requirements of the Work Health and Safety Regulation 2011.	Prior to commencement of Construction	Y	Y	N	Y	Y	Compliant	8/06/2018	Section 1.3.3 of CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
A22	Prior to construction, the Applicant must prepare amended Development Layout Plans and Design Plans to the satisfaction of the Secretary which achieve the improvements and revisions referred to in conditions B140 and B141, including integration of Water Sensitive Urban Design (WSUD) and landscape design.	Prior to commencement of Construction	N	Y	Y	Y	Y	Compliant	3/07/2010	Development Layout Plans and Design Plans for Warehouse Precinct 1 (issue B and C) dated 20 June 2010 were approved by the DP&E 3/07/2018. The improvements are to be detailed within the UDLP and Sub-plans where applicable which are currently being developed. The expected improvements currently being considered are in line with Section 4 of the MPE Stage 2 SSD-7628 Condition A22 – Amended Development Plans and Design Plans memo developed by Tactical Group and approved by DP&E on 26/06/2018.
A23	Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that: (a) the stormwater and drainage systems for the development will operate independently of any works proposed as part of the MPW Stage 2 development application (SSD 7709) that have not been incorporated in this development, unless development consent has been granted to those works under SSD 7709 prior to commencement of early works and fill importation; (b) adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event; (c) on site detention basins are visually unobtrusive, (d) that the 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	Y	Compliant	2/07/2018	The Stormwater Management Plan (SMP) will be phased. SMP-W1P (Rev 2) - 28 June 2018 is for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (Rev 2) - 28 June 2018, was approved by DP&E 2/07/2018.
A27	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	Y	Compliant	8/06/2018	Table 9 of CEMP (Rev 4) dated 5 April 2018. Utilities connections for the Project will be from the MPE Stage 1 site and approvals from utilities providers will not be required.
A29	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of utility services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure between the M5 and the site and any local roads identified in the Heavy Vehicle Route Plan required under condition B2 (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Secretary and Council.	Prior to commencement of Construction	Y	Y	Y	N	Y	Compliant	8/06/2018	Dilapidation surveys were undertaken prior to commencement of construction of the MPES1 and MPWS1 Project. The reports were resubmitted to DP&E, via email on 8/06/2018 to satisfy CoC A29(b) & (c), which requires preparation of a dilapidation report and its submission to the Secretary prior to commencement of construction of the MPES2 Project.
B2	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; (i) include a protocol for undertaking dilapidation surveys to assess the existing condition of the transport routes prior to construction works; and (ii) condition of the transport routes following construction works; (d) include a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction and demolition works; (e) include details of: (i) staging of construction works; (ii) construction vehicle routes; (iii) heavy vehicle movements associated with spoil and demolition material transport off-site; (iv) construction traffic generation; (v) hours of construction; (vi) parking for workers; and (vii) access arrangements. (f) include a Heavy Vehicle Route Plan detailing: (i) the origin and destination of spoil / fill and demolition material; and (ii) details of the heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs). (g) include details of the measures to be implemented to minimise traffic safety issues and disruption to local road users including pedestrians / cyclists during construction works, including: (i) temporary traffic controls, including detours and signage; (ii) how two lanes of traffic on Moorebank Avenue will be available at all times during construction (unless otherwise approved by RMS); (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	Y	Compliant	15/06/2018	EWTAMP was superseded by the CTAMP - Phase A (Rev 9) 15 June 2018 approved by the DP&E on 15/06/2018. Phase A includes Early Works activities, bulk earthworks, drainage and utilities, construction and internal fit-out of warehousing and finishing works within the MPE Site. CTAMP-Phase B will be submitted to DP&E for approval prior to the commencement of works on Moorebank Ave as detailed within CTAMP- Phase A. Phase B includes Construction Phase A activities, construction of the Moorebank Avenue Diversion Road, bulk earthworks, drainage and utilities and pavement works.
B3	The Applicant must: (a) not commence early works or construction until the Construction Traffic Management Plan required by condition B2 is approved by the Secretary; and (b) carry out the development in accordance with the most recent version of the Construction Traffic Management Plan approved by the Secretary,	Prior to commencement of Early works and fill importation	Y	Y	Y	Y	Y	Compliant	15/06/2018	EWTAMP was superseded by the CTAMP - Phase A (Rev 9) 15 June 2018 approved by the DP&E on 15/06/2018
B4	A Road Occupancy Licence is to be obtained from the Transport Management Centre for any works that may impact on traffic flows on Moorebank Avenue or the adjoining State road network during construction activities.	Prior to commencement of Construction	N	Y	Y	Y	Y	Compliant	15/06/2018	EWTAMP was superseded by the CTAMP - Phase A (Rev 9) 15 June 2018 approved by the DP&E on 15/06/2018. Section 2.2.1 addressed ROL's.
B5	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	Y	Compliant	15/06/2018	EWTAMP was superseded by the CTAMP - Phase A (Rev 9) 15 June 2018 approved by the DP&E on 15/06/2018. Section 2.2.1 addressed ROL's and occupancy of Moorebank Avenue.

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RtS); Phase (per CoC A18)				Secretary Approval Required?	Compliance Status	Date of Approval/ Compliance	Plan/ Sub Plan
			Works Area/Package (per Appendix I, Table 4-8 of RtS); 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)				
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	Y	Compliant	19/02/2018	A Road Safety Audit dated 19/02/2018 has been undertaken. No corrective actions were identified
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	Y	Compliant	15/06/2018	EWTPAMP was superseded by the CTAMP - Phase A (Rev 9) 15 June 2018 approved by the DP&E on 15/06/2018. Section 2.2.1 addressed ROL's and occupancy of Moorebank Avenue. In accordance with definitions included within the EP&A Act and the EP&A Regs, building work is defined by the Act to mean any physical activity involved in the erection of a building (EP&A Regs, Cl. 3). Therefore, the timing for satisfaction of CoCs that reference 'built works' and 'built surface works' has been interpreted as 'prior to erection of a building'. This provision of a Swept Path Plan has not been triggered as yet, as the plans are not required until commencement of construction of the warehousing/ buildings as 'built works'. These plans will be prepared as required for approval by RMS and DP&E prior to the commencement of permanent infrastructure. The plan will be submitted to RMS as part of the design reviews and submitted to DP&E thereafter prior to the commencement of permanent infrastructure. It is also noted that trucks entering the site MPE site were approved as part of MPES1 construction activities, and the entrances are operating adequately.
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	Y	Not triggered	N/A	The approved CEMP (Rev 4) dated 5 April 2018, has considered the requirement for a Concrete Batching Plant (CBPMP) (Appendix F). The requirement for CBPMP has not yet been triggered.
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	Y	Compliant	8/06/2018	A Site Specific Earthworks Specification was completed by Golder Associates on 08/06/2018 for the Northwest Priority Area. A draft Earthworks specification for the entire MPE Site was completed by Golder Associates on 06/07/2018.
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	Y	Compliant	N/A	A Works-As-Executed report will be issued as interim memos and in stages as Earthworks are completed in the Northwest Priority Area An additional Geotechnical Works-as-Executed report will be completed for the remainder of the site following completion of Earthworks and Prior to the Commencement of permanent built works.
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: (i) to discharge stormwater through adjacent sites; (ii) for any necessary upgrade works to be constructed; (iii) for undertaking maintenance activities; (iv) use of OSD basins on other sites, such as the MPW site, for this development; and (v) evidence that an easement has been obtained or is currently in place to discharge and detain water through adjacent sites; (j) evidence that a drainage easement is in place to discharge stormwater through the MPW site, and to provide OSD basins within the MPW site, for this development, and that drainage infrastructure within the MPW site to the Georges River has been repaired or upgraded to the satisfaction of the Secretary prior to completion of construction of the temporary MPE Stage 2 sediment basins. (k) confirmation that the stormwater drainage systems in adjacent sites are designed, or can be upgraded to accept flows from the MPE site, including provision of scour protection at discharge points; (l) demonstrate no impact on Anzac Creek flood levels or flood extents due to filling of the MPE site; (m) demonstrate no change to stormwater flows directly entering proposed biodiversity offset areas; (n) demonstrate no deterioration in the quality of stormwater discharged from the site into proposed biodiversity offset areas; and (o) demonstrate that stormwater leaving the site meets the design water flow and water quality criteria (see condition B44 water quality monitoring).	Prior to commencement of Early works and fill importation	Y	Y	Y	Y	Y	Compliant	8/06/2018	The SWMP (Rev 6) - 7 June 2018 was approved by the DP&E on 8/06/2018

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			Works Area/Package (per Appendix I, Table 4-8 of RtS); 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	Y	Compliant	8/06/2018	The EWSWMP / Spoil Management Plan has been superseded by the Construction Spoil Management Plan (Rev 4) - 5 April 2018, approved by the DP&E on 8/06/2018
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	Y	Compliant	8/06/2018	The Construction Erosion and Sediment Control Plan (CERSEDP) (Rev 4) - 11 May 2018, included as Appendix A of CSWMP (Rev 6) - 7 June 2018, which was approved by the DP&E on 8/06/2018.
B40	Prior to commencement of early works and fill importation, an amended Stormwater Management Plan must be submitted and approved by the Secretary. The plans must be prepared by a suitably qualified person, and independently reviewed, to ensure it meets the following criteria for: (a) Drainage: (i) convey flows from low order events (up to and including the 10% AEP event from the main part of the site within the formal drainage system, with flows from rarer events (up to the 1% AEP event) conveyed in controlled overland flow paths; (ii) show the location and width of controlled overland flow paths; and (iii) provide levels to AHD confirming building floor levels are a minimum of 150 mm above the maximum design flow path levels. (b) Water Sensitive Urban Design: (i) incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications (ii) ensure that adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event; (iii) ensure on site detention basins are visually unobtrusive and ensure public safety; (iv) ensure rainwater harvesting is provided for each warehouse; (v) ensure adequate site area has been provided for stormwater treatment; (vi) ensure design of stormwater treatment systems minimises the risk of failure; and (vii) develop concept options for how 20% of the average annual volume of stormwater from the site can be reused via rainwater capture and reuse for activities including but not limited to: irrigation, all internal non-potable uses, washdown, cooling towers, heating, ventilation, and air conditioning, and ground source heat exchange. The Applicant is to brief the Department on how these initiatives will be implemented prior 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 ordinance 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 osphorus 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 loamy sand with an appropriately high permeability under compaction and must be free of rubbish, deleterious material, toxicants, declared plants and local weeds, and must not be hydrophobic; have an hydraulic conductivity = 100-300 mm/hr, as measured using the STM 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	Y	Compliant	2/07/2018	The Stormwater Management Plan (SMP) will be phased. SMP-W1P (Rev 2) - 28 June 2018 is for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (Rev 2) - 28 June 2018, was approved by DP&E 2/07/2018
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	N	Compliant	2/07/2018	Addressed in Section 1.3.1 in SMP-W1P (Rev 2) - 28 June 2018, approved by the DP&E on 2/07/2018. Full details of the design will be provided in the subsequent staging of the plan.
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	Y	Compliant	28/06/2018	The numerical models were submitted with SWP-W1P (Rev 2) - 28 June 2018, approved by the DP&E on 2/07/2018.
B44	The Stormwater Monitoring Program must: (a) assess water quality and quantity 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	Y	Compliant	28/06/2018	The water quality monitoring program is detailed within both the MPE Stage 2 CSWMP rev 6, approved by DP&E on 08/06/2018 and the Baseline Aquatic Monitoring Strategy , provided to DP&E on 19/6/2018 for information.
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	Y	Compliant	1/06/2018	FERP (Rev 5) - 16 April 2018, was approved by the DP&E on 1/06/2018.
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	Y	Compliant	1/06/2018	FERP (Rev 5) - 16 April 2018, was approved by the DP&E on 1/06/2018.

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			Works Area/Package (per Appendix I, Table 4-8 of R1S); 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)				
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: (i) key performance indicator(s); (ii) monitoring method(s); (iii) location, frequency and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and (vii) compliance monitoring.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y	Y	Compliant	1/06/2018	The EWEMP / EWAQMP was superseded by the CAQMP (Rev 4) - 11 May 2018, approved by DP&E 1/06/2018
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	Y	Compliant	18/12/2017	Noise monitoring was undertaken from 05/12/2017 to 18/12/17
B63	Prior to early works and fill importation, the Applicant must submit a Noise Monitoring Report detailing the results of background noise monitoring, any resulting adjustment of NMLs for the development and any additional noise mitigation measures to be include in the CEMP required under condition C1.	Prior to commencement of Early works and fill importation	Y	N	N	N	Y	Compliant	20/023/2018	The Noise Monitoring Report submitted 06/02/2018 DP&E acknowledged receipt 20/02/2018
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	Y	Compliant	15/06/2018	The Out of hours protocol is included in Appendix A of CNVMP (Rev 5) - 8 June 2018, approved by DP&E on 15/06/2018
B77	A Construction Noise and Vibration Management Plan (CNVMP) must be prepared for the development to the satisfaction of the Secretary. The plan must form part of the CEMP required by C1 and detail how construction noise and vibration impacts will be minimised and managed. The Plan must be consistent with the guidelines contained in the ICNG (DECC, 2009). The plan must be developed in consultation with the EPA and include: (a) identification of the work areas, site compounds and access points; (b) identification of the type and number of plant and equipment expected on site at the same time; (c) identification of sensitive receivers (including heritage structures if relevant) and relevant construction noise and vibration goals applicable to the project as stipulated in condition 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 diapidation surveys of sensitive structures where vibration is likely to result in damage to buildings and structures (including surveys being undertaken immediately following a monitored exceedance of the criteria); (j) a description of how the effectiveness of mitigation and management measures would be monitored during the proposed works, clearly indicating how often this monitoring would be conducted, the locations where monitoring would take place, how the results of this monitoring would be recorded and reported, and, if any exceedance is detected, how any non-compliance would be rectified; (k) noise and vibration monitoring procedures (routine and complaints triggered monitoring); (l) a community consultation and complaints handling procedure; and (m) mechanisms for the monitoring, review and amendment of this plan.	Prior to commencement of Construction	N	Y	Y	Y	Y	Compliant	15/06/2018	CNVMP (Rev 5) - 8 June 2018, approved by DP&E on 15/06/2018.
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	Y	Y	Y	Y	Y	Compliant	17/05/2018	Noise Assessment for Mechanical Plant and other noisy equipment submitted to DP&E on 17/05/2018.
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	Y	Compliant	30/05/2018	EWEMP was provided for information only on 30/05/2018
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	Y	Compliant	15/06/2018	The EWEMP / EWHMP has been superseded by the CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
B93	The Heritage Management Plan must include: (a) plans/strategies to monitor, mitigate and manage the effects of the development on identified PADs; (b) measure to ensure site workers receive suitable heritage inductions prior to carrying out any activities which may cause impacts to heritage, and that suitable records are kept of these inductions; (c) a program and description of the measures/procedures to be implemented for: (i) undertaking surface surveys and archaeological investigations (where subsurface disturbance is proposed) of any items of heritage significance; (ii) protecting heritage items located outside the disturbance area from the impacts of the development; (iii) managing any new heritage items discovered during the development; and (iv) additional archaeological excavation and recording of any significant heritage deposits uncovered during demolition.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y	Y	Compliant	15/06/2018	The EWEMP / EWHMP has been superseded by the CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
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	Y	Compliant	7/03/2018	* MPES2: Archaeological Method Statement for PAD V and W (7 March 2018) prepared by Artefact * Future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W (28 March 2018) prepared by Artefact
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	Y	Compliant	2/05/2018	A summary of excavation results and future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W was prepared by Artefact, dated 2 May 2018.
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	Y	Compliant	NA	Exclusion zone was implemented and maintained prior to early works. Reporting as required under B95 did not require any additional monitoring and recording therefore fill importation could commence within 10m of Pavs V and W during the Early Works stage. The Heritage Management Plan rev 6 was updated accordingly and approved by DP&E on 15/06/2018.

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			Works Area/Package (per Appendix I, Table 4-8 of RtS); 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)				
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	Y	Compliant	15/06/2018	EWEMP / EWHMP superseded by CHMP (Rev 6) - 12 June 2018 * Figure 3-10 Unexpected find procedure (aboriginal heritage) * Figure 3-11 Unexpected find procedure (Aboriginal heritage) *Figure 3-12 Unexpected find procedure (Non-Aboriginal heritage)
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.	Prior to commencement of Construction	N	Y	Y	Y	Y	In Progress	NA	Due to the biobanking agreement still being finalised, the credits have not been retired. The DP&E was notified on this in correspondence on 3 and 5 April 2018. Approval to extend the period to retire the credits under B104 was granted on 24/4/2018. No impacts on the species identified in Tables 6 and 7 of CoC as well as a 30 m buffer around each impacted individual stem will occur until credits are retired.
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 MPW developments, prior to the commencement of construction of this development, or at another time agreed by the Secretary; and (b) is not required to retire credits for biodiversity impacts that it has already offset under another development consent, pending the provision of evidence of what credits were retired to offset which development.	Prior to commencement of Construction	N	Y	Y	Y	Y	In Progress	NA	As above
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	Y	Compliant	19/06/2018	A Biodiversity Monitoring Strategy was submitted to DP&E on 19/06/2018 for information.
B108	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFFMP) in consultation with OEH. The CFFMP must form part of the CEMP required by condition C1 and must include the following: (a) measures to minimise the loss of key fauna habitat, including tree hollows; (b) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing and building demolition; (c) controlling weeds and feral pests; (d) an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); (e) to ensure biodiversity values not intended to be impacted are protected. These measures may include barriers and mapping of protected/ 'no-go' areas; and (f) a program to monitor the effectiveness of the measures in the CFFMP.	Prior to commencement of Construction	N	Y	Y	Y	Y	Compliant	1/06/2018	The CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018
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	Y	Ongoing	1/06/2018	Section 3.3 of CFFMP (rev 5) - 2 May 2018, approved by the DP&E on 1/06/2018 includes management measures required prior to the removal and clearing of vegetation. A Clearing Protocol is included in Appendix A of the approved CFFMP.
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	Y	Compliant	1/06/2018	EWEMP / EWCDWMP has been superseded by the CDWMP (Rev 6) - 27 April 2018, approved by the DP&E on 1/06/2018
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	Y	Compliant	1/06/2018	EWEMP / EWCDWMP has been superseded by the CDWMP (Rev 6) - 27 April 2018, approved by the DP&E on 1/06/2018
B129	Prior to the commencement of early works or construction on site, the Applicant must engage a Site Auditor accredited under the EPA <i>Contaminated Land Management Act 1997</i> NSW Site Auditor Scheme.	Prior to commencement of Early works and fill importation	Y	Y	Y	Y	Y	Compliant	15/02/2018	The Site Auditor was endorsed by EPA on 15/02/2018
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, and entry and any subsurface activities within the southern burial pits	N	N	N	Y	Y	Compliant	30/05/2018	G-tek Australia Pty Limited (G-tek) reviewed previous reports and activities with particular emphasis on the potential for remnant unexploded ordnance (UXO), explosive ordnance (EO) and explosive ordnance waste (EOW) within the overall Site and the area referred to as the "southern burial pits". Letter dated 15 January 2018 indicated that that no additional UXO, EO or EOW Site Assessment Surveys are required within the southern burial pits area is required prior to any demolition, entry or subsurface activities within the area. This was submitted to DP&E as part of the CMP and approved on 30/05/18.
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	Y	Compliant	30/05/2018	CMP prepared by EPRisk (1 7 April 2018). The document was staged to enable works to commence within the MPE Site but excludes works in Moorebank Avenue due to the existence of an LNAPL plume in Moorebank Avenue. The staged plan was approved by DP&E on 30/05/18. The CMP will be updated, submitted and approved by DP&E prior to the commencement of works in the Moorebank Ave site.
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	Y	Compliant	30/05/2018	A staged CMP was approved 30/05/18 CMP prepared EPRisk (1 7 April 2018) includes: * Appendix C - UXO, EO and EOW management and remediation plan * An unexpected finds program is included in Table 8 Appendix E - Accredited site auditor

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			Works Area/Package (per Appendix I, Table 4-8 of R1S); 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)				
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	Y	Not triggered	N/A	Following demolition, an updated CMP detailing any additional contamination issues will be provided to DP&E for approval. Following demolition, of site structures within MPES2 a supplementary survey assessment for UXO, EO and EOW will be undertaken for those areas previously not accessible and the findings of the survey, if relevant, will be included in an updated CMP which will be provided to DP&E for approval. If it is determined by the supplementary assessment that there are no additional areas of contamination identified then the survey will be supplied to DP&E for information, but no additional updates will be made to the CMP.
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.	Construction	Y	Y	Y	Y	Y	Not triggered	N/A	No containment cells have been created to date. If this is to occur, details of the cells will be provided to DP&E including relevant GPS data on the extent of the cell and details of the long term management of the cells.
B138	All containment cells located on the site following remediation shall be registered on title including, details of relevant Contamination Management requirements	Construction	Y	Y	Y	Y	Y	Not triggered	N/A	As above. This requirement is for inclusion of contamination and management measures on the relevant title searches / zoning certificates (section 10.7(2) and 10.7(5) previously known as Section 149 (2) and (5)) Should containment cells be created, the relevant details will be provided to DP&E for inclusion in the zoning certificates.
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	Y	Compliant	8/06/2018	The BEEP (rev 3) dated 14 June 2018 is included as Appendix O of CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
B144	The entire site must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones. An updated Bushfire Management Plan must be prepared by a suitably qualified person(s) having regard to the amended final plans and demonstrating that the bushfire asset protection zones can be contained wholly within the site boundary and that management of the inner protection zone will not impact on the Boot Land. The Bushfire Management Plan will be submitted to the Secretary prior to construction of permanent access or buildings, unless otherwise agreed by the Secretary.	Prior to construction of permanent built works	N	Y	Y	Y	Y	Compliant	15/06/2018	The BMP (rev 3) dated 14 June 2018 was approved by DP&E in place of RFS as RFS declined to comment or approve the plan. It was demonstrated that the plan was written by a suitably qualified expert and comments noted by DP&E were addressed. Therefore, DP&E were able to approve took approval role for the document.
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	Y	Not triggered	8/06/2018	Section 1.6.1.3 of CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018, outlines the procedure to be undertaken should an ancillary facility be required.
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	Y	Not triggered	8/06/2018	Section 1.6.1.3 of CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018, outlines the procedure to be undertaken should an ancillary facility be required.
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	Y	Not triggered	8/06/2018	Section 1.6.1.3 of CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018, outlines the procedure to be undertaken should an ancillary facility be required.
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	Y	Y	Y	Y	Y	Compliant	23/05/2018	DPE acknowledged CCC on 23/05/2018
B155	No later than one month before early works and fill importation, a Community Communication Strategy must be prepared and submitted to the Secretary for approval. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, the Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development. The Community Communication Strategy must: (a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development; (a) detail the mechanisms for regularly consulting with the local community throughout the development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results; (b) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works or manage traffic disruptions; (c) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and (d) include a complaints procedure for recording, responding to and managing complaints, including: (i) email, toll-free telephone number and postal address for receiving complaints; (ii) advertising the contact details for complaints prior to and during operation, via the local newspaper and through on-site signage; (iii) a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and (iv) procedures for the resolution of any disputes that may arise during the course of the development.	One month prior to commencement of importation of spoil	Y	Y	Y	Y	Y	Compliant	1/06/2018	CCS (Rev 4) dated 7 May 2018, approved by DP&E 01/06/2018

CoC	Requirement	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of R1S); Phase (per CoC A18)				Secretary Approval Required?	Compliance Status	Date of Approval/ Compliance	Plan/ Sub Plan
			Works Area/Package (per Appendix I, Table 4-8 of R1S); 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)				
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.	Prior to commencement of Construction	N	Y	Y	Y	Y	Compliant	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018 * CTAMP - Phase A (Rev 9) - approved 15/06/2018 * SWMP (Rev 6) - approved 8/06/2018 * FERP (Rev 5) - approved 1/06/2018 * CAQMP (Rev 4) - approved 1/06/2018 * CNVMP (Rev 5) - approved 15/06/2018 * CHMP (Rev 6) - approved 15/06/2018 * CFFMP (Rev 5) - approved 1/06/2018 * CDWMP (Rev 6) - approved 1/06/2018 * CMP - 30/05/2018 * BEEP (Rev 3) - 8/06/2018
C2	The Applicant must: (a) not commence construction until the CEMP is approved by the Secretary; and (b) carry out the construction of the development in accordance with the most recent version of the CEMP approved by the Secretary, unless otherwise agreed by the Secretary.	Prior to commencement of Construction	N	Y	Y	Y	Y	Compliant	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
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	Y	Compliant	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018 and as per C1 above
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.	Prior to commencement of Construction	Y	Y	Y	Y	Y	Compliant		The website is being progressively updated as documents are approved for each stage of the construction activities.
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.	Prior to commencement of Construction	Y	Y	Y	Y	Y	Compliant	8/06/2018	CTP (rev 5) dated 24 May 2018 was approved by DP&E 8/06/2018
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	Y	Compliant	14/02/2018	The ER was appointed 14/02/2018
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	Y	Compliant	14/02/2018	The ER was appointed 14/02/2018
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	Y	Ongoing	14/02/2018	The ER was appointed 14/02/2018

APPENDIX B

Final Compilation of Mitigation Measures

Condition		Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RT5)						Compliance Status	Date of Compliance	Plan/Sub Plan
			Warehousing & Freight Village - Pre-Construction and Construction								
			Preconstruction	Site Infrastructure	Moorebank Avenue	Site Infrastructure	Warehousing / Site	Warehousing - & Freight Village Operations (Not part of this CTP)			
			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 RT5). Pre-construction works include the following: <ul style="list-style-type: none">• works within Works period A (pre-construction activities), including:<ul style="list-style-type: none">– 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 RT5.	Pre-construction	Y	N	N	N	N	N	Ongoing	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
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: <ul style="list-style-type: none">• 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: <ul style="list-style-type: none">• 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	Compliant	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
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	N/A	N/A	N/A
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: <ul style="list-style-type: none">• 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	Compliant	15/06/2018	CTAMP - Phase A (Rev 9) 15 June 2018 approved by the DP&E on 15/06/2018
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	Compliant	19/02/2018	A Road Safety Audit dated 19/02/2018 has been undertaken. No corrective actions were identified
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: <ul style="list-style-type: none">• 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	Ongoing	N/A	Noted
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	Ongoing	ongoing	

	Condition	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RT5)						Compliance Status	Date of Compliance	Plan/Sub Plan
			Warehousing & Freight Village - Pre-Construction and Construction								
			Preconstruction Works period A – Early Works	Site Infrastructure Works Period B - Site preparation	Moorebank Avenue Works Period C & E - Moorebank Avenue (realignment & upgrade)	Site Infrastructure Works Period D & G - Bulk earthworks, drainage, utilities, internal roadworks & landscaping	Warehousing / Site Works Period F & G- Warehouse construction & fit out, freight village construction	Warehousing - & Freight Village Operations (Not part of this CTP)			
2A	A Construction Noise and Vibration Management Plan (CNVMP), or equivalent, would be prepared for the Amended Proposal in accordance with the Interim Construction Noise Guideline (DECC, 2009) (or equivalent), and will include the following: <ul style="list-style-type: none">• 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:<ul style="list-style-type: none">- 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:<ul style="list-style-type: none">o OOH Period 1 is 6:00am – 7:00am weekdays;o OOH Period 2 is 6:00pm – 10:00pm weekdayso OOH Period 3 is 7:00am – 8:00am Saturday; ando OOH Period 4 is 1:00pm – 6:00pm Saturday.	Construction	N	Y	Y	Y	Y	N	Compliant	15/06/2018	CNVMP (Rev 5) - 8 June 2018, approved by DP&E on 15/06/2018.
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: <ul style="list-style-type: none">• 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	Compliant	15/06/2018	CNVMP (Rev 5) - 8 June 2018, approved by DP&E on 15/06/2018.
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	Compliant	15/06/2018	CNVMP (Rev 5) - 8 June 2018, approved by DP&E on 15/06/2018.
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: <ul style="list-style-type: none">• 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	Compliant	1/06/2018	CAQMP (Rev 4) - 11 May 2018, approved by DP&E 1/06/2018
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: <ul style="list-style-type: none">• 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	Compliant	1/06/2018	CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018
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	Ongoing	1/06/2018	CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018
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	Compliant	1/06/2018	CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018
4D	A two-stage approach would be undertaken to clearing: <ul style="list-style-type: none">• 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	Compliant	1/06/2018	CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018
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	Compliant	1/06/2018	CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018
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: <ul style="list-style-type: none">• 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	Compliant	1/06/2018	CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018

No.	Condition	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of RTS)						Compliance Status	Date of Compliance	Plan/Sub Plan
			Warehousing & Freight Village - Pre-Construction and Construction								
			Preconstruction Works period A – Early Works	Site Infrastructure Works Period B - Site preparation	Moorebank Avenue Works Period C & E - Moorebank Avenue (realignment & upgrade)	Site Infrastructure Works Period D & G - Bulk earthworks, drainage, utilities, internal roadworks & landscaping	Warehousing / Site Works Period F & G- Warehouse construction & fit out, freight village construction	Warehousing - & Freight Village Operations (Not part of this CTP)			
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: <ul style="list-style-type: none">Construction traffic restricted to delineated access tracks, and maintained until construction completeAppropriate sediment and erosion controls to be implemented prior to soil disturbanceStormwater management to avoid flow over exposed soils which may result in erosion and impacts to water qualityLocation of stockpiles outside of flow paths on appropriate impermeable surfaces as well as outside of riparian corridorsInspection of all permanent and temporary erosion and sedimentation control works prior to and post rainfall events and prior to closure of the construction areaWheel wash or rumble grid systems installed at exit points to minimise dirt on roads.	Construction	N	Y	Y	Y	Y	N	Compliant	8/06/2018	The Construction Erosion and Sediment Control Plan (CERSEDP) (Rev 4) - 11 May 2018, included as Appendix A of CSWMP (Rev 6) - 7 June 2018, which was approved by the DP&E on 8/06/2018.
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: <ul style="list-style-type: none">The existing site catchment and sub-catchment boundaries would be maintained as far as practicableTo 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	Compliant	8/06/2018	SWMP (Rev 6) - 7 June 2018 was approved by the DP&E on 8/06/2018
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	Compliant	1/06/2018	FERP (Rev 5) - 16 April 2018, was approved by the DP&E on 1/06/2018.
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	Compliant	1/06/2018	CDWMP (Rev 6) - 27 April 2018, approved by the DP&E on 1/06/2018
6B	Stockpile sites established during construction are to be managed in accordance with stockpile management principles set out in Appendix G of this RTS.	Pre-construction & construction	Y	Y	Y	Y	Y	N	Compliant	8/06/2018	SWMP (Rev 6) - 7 June 2018 was approved by the DP&E on 8/06/2018 Construction Spoil Management Plan (Rev 4) - 5 April 2018, approved by the DP&E on 8/06/2018
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: <ul style="list-style-type: none">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 excavationAssessment, classification and disposal of waste in accordance with relevant legislationA 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	Compliant	30/05/2018	A staged CMP was approved 30/05/18
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	Compliant	30/05/2018	A staged CMP was approved 30/05/18
6F	In order to accept fill material onto site, the following will be undertaken: <ul style="list-style-type: none">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 assuor/auditor.	Pre-construction & construction	Y	Y	Y	Y	Y	N	Compliant	8/06/2018	Construction Spoil Management Plan (Rev 4) - 5 April 2018, approved by the DP&E on 8/06/2018
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	Compliant	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
7B	The following measures would be included in the CEMP (or equivalent) to minimise hazards and risks: <ul style="list-style-type: none">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 StructuresSafe 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	Compliant	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
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: <ul style="list-style-type: none">Identification of potential (suspected or confirmed) asbestos areasan outline of how asbestos risks would be controlledthe identification of each person with responsibilities and details of their responsibilities under this planReference the asbestos register and risk assessment, which would also be prepared prior to construction being undertaken.	Construction	N	Y	N	N	N	N	Compliant	30/05/2018	A staged CMP was approved 30/05/18
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: <ul style="list-style-type: none">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	Compliant	30/05/2018	A staged CMP was approved 30/05/18
7L	No hazardous or regulated wastes would be disposed of on site.	Pre-construction and construction	Y	Y	Y	Y	Y	Y	Compliant	1/06/2018	CDWMP (Rev 6) - 27 April 2018, approved by the DP&E on 1/06/2018

No.	Condition	Timing for Compliance	Works Area/Package (per Appendix I, Table 4-8 of R15)						Compliance Status	Date of Compliance	Plan/Sub Plan
			Warehousing & Freight Village - Pre-Construction and Construction								
			Preconstruction Works period A – Early Works	Site Infrastructure Works Period B - Site preparation	Moorebank Avenue Works Period C & E - Moorebank Avenue (realignment & upgrade)	Site Infrastructure Works Period D & G - Bulk earthworks, drainage, utilities, internal roadworks & landscaping	Warehousing / Site Works Period F & G- Warehouse construction & fit out, freight village construction	Warehousing - & Freight Village Operations (Not part of this CTP)			
8A	The following mitigation measures would be implemented, where reasonable and feasible, to minimise the visual impacts of the Amended Proposal: <ul style="list-style-type: none">Existing vegetation around the perimeter of construction sites would be retainedThe early implementation of landscape planting would be considered in order to provide visual screening during the construction of the Amended ProposalElements within construction sites would be located to minimise visual impacts, e.g. setting back large equipment from site boundariesConstruction 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 areaDesign of site hoardings would consider the use of artwork or project informationRegular maintenance would be undertaken of site hoardings and perimeter areas including the prompt removal of graffitiRe-vegetation/landscaping would be undertaken progressivelyWhere 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	Compliant	8/06/2018	CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018
8B	The following mitigation measures would be implemented, where reasonable and feasible, for the landscaping of the Amended Proposal: <ul style="list-style-type: none">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 valuesUse 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	Compliant	8/06/2018	CFFMP (Rev 5) - 2 May 2018, was approved by the DP&E on 1/06/2018
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	N/A	N/A	N/A
9B	Management of Aboriginal heritage would be included in the CEMP for the Amended Proposal. Information within the CEMP would include: <ul style="list-style-type: none">A summary of the findings of the Aboriginal Heritage Impact Assessment Report (provided at Appendix S of the EIS)Guidance on unexpected archaeological and cultural finds (including human remains).	Construction	N	Y	Y	Y	Y	N	Compliant	15/06/2018	CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
9C	All relevant personnel and contractors involved in the design and construction of the Amended Proposal would be advised of the relevant heritage considerations, legislative requirements and recommendations in the Aboriginal Heritage Impact Assessment Report (provided at Appendix S of the EIS).	Detailed design, Pre-construction & construction	Y	Y	Y	Y	Y	N	Compliant	15/06/2018	CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
10A	A Heritage Management Plan in adherence to NSW Heritage Council guidelines would prepared as part of the CEMP for the Amended Proposal.	Construction	N	Y	Y	Y	Y	N	Compliant	15/06/2018	CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
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	Compliant	15/06/2018	CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
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	Compliant	15/06/2018	CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
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	Compliant	15/06/2018	CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
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	Compliant	15/06/2018	CHMP (Rev 6) - 12 June 2018, approved by the DP&E on 15/06/2018
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	Ongoing	N/A	Noted
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	Ongoing	N/A	Noted
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	Compliant	1/06/2018	CDWMP (Rev 6) - 27 April 2018, approved by the DP&E on 1/06/2018
12A	Measures to mitigate the effect of the construction waste streams would be incorporated into the Amended Proposal's CEMP, including the following information: <ul style="list-style-type: none">Avoidance and reuse of material will have priority over recyclingRecycling will have priority over disposalEarth excavated from the site will be used for fill material and landscaping where feasibleIf possible concrete components will be crushed and reused onsite, with the remainder sent to a recycling facilityWaste generation will be minimised by ordering the correct quantity of materialsSelection of materials which maximise recycled content, while having low embodied water and energy useSelection of materials which maximise durability and lifespan. The following procedures and protocols will be considered within the CEMP regarding waste management: <ul style="list-style-type: none">Characterisation of construction waste streamsManagement of any identified hazardous waste streamsProcedures to manage construction waste streams, including handling, storage, classification, quantification, identification and trackingMitigation measures for avoidance and minimisation of waste materialsProcedures 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	Compliant	1/06/2018	CDWMP (Rev 6) - 27 April 2018, approved by the DP&E on 1/06/2018
13A	A bushfire management strategy, or equivalent, will be prepared as part of the CEMP for the Amended Proposal. The strategy will include: <ul style="list-style-type: none">Emergency response plans and proceduresRestrictions 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	Compliant	15/06/2018	The BEEP (rev 3) dated 14 June 2018 is included as Appendix O of CEMP (Rev 4) dated 5 April 2018, approved by DP&E 8/06/2018 A Bushfire Management Plan (14 June) has been prepared and approved by DP&E.
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	Compliant	1/06/2018	CCS (Rev 4) dated 7 May 2018 was approved by DP&E on 1/06/2018

