



Wallgrove Road Industrial Estate (SSD 5248) Construction Compliance Report #3

Gazcorp Pty Ltd

Report

JBS&G 63721 | 161,875

21 August 2024





We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.

Caring for Country The Journey of JBS&G
Artist: Patrick Caruso, Eastern Arrernte



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Executive Summary

The Gazcorp site (813-913 Wallgrove Road, Horsley Park NSW 2175) is currently under construction and will eventually be an industrial estate consisting of 15 warehouse buildings and associated infrastructure. The site obtained development consent under the *Environmental Planning and Assessment Act 1979* as State Significant Development (SSD) in November 2019. This application number was SSD 5248 and construction commenced on site in March 2023.

Since the primary consent for SSD 5248 was obtained, four additional modifications (MOD) have been determined (MOD 1, 2, 4 and 5). The most recently determined modification, MOD 5 (May 2024), is considered applicable for reference to consent conditions for the development. Therefore MOD 5 has been used for reference for the consolidated conditions. However, MOD 4 (determined December 2023) is also considered significant for the purposes of this report as it provided updated details on Lot 10.

As required by Condition D14, the SSD development consent requires compliance reporting in general accordance with the Compliance Reporting Post-Approval Requirements (NSW Government, June 2018) to be completed at regular intervals throughout the construction of the development.

The initial compliance monitoring report (covering the construction works on site from March to July 2023) was formally received by the Department of Planning Housing and Infrastructure (DPHI) on 20 September 2023. Three non-compliances were identified in the initial report which were discussed with the developer (Gazcorp) to mitigate non-compliances identified and prevent non-compliances in the future.

A second compliance monitoring report was undertaken (covering the works on site from August 2023 to January 2024) and was formally received by the Department of Planning Housing and Infrastructure (DPHI) on 13 February 2024. No non-compliances were identified for the monitoring period (August 2023 to January 2024).

This report is the third compliance monitoring report and covers the works on site from February 2024 to July 2024.

The compliance reporting process included:

- Attending site for the compliance reporting meeting as well as to inspect the construction activities.
- Reviewing each condition and assessing compliance via evidence available on the Gazcorp website, documentation provided by Gazcorp (the Applicant) and Cherrie Civil (civil contractors for the current phase of the development) or by interviewing key personnel and observations during the site visit.
- Preparing a detailed report summarising the outcomes of the compliance reporting for submission to DPHI.

The site visit as part of the reporting process was undertaken on the 18th July 2024.

Upon completing the assessment for this Construction Compliance Report no non-compliances were identified for the monitoring period (February 2024 to July 2024).

1. Introduction

1.1 Project Background

The Project is located at 813-913 Wallgrove Road, Horsley Park NSW 2175.

The site obtained development consent under the *Environmental Planning and Assessment Act 1979* as State Significant Development (SSD) in November 2019. This application is titled Gazcorp Industrial Estate and has the application number SSD 5248. Description of the project is as follows:

- The Staged Development Application for the Gazcorp Industrial Estate includes:
 - 218,628 square metres (m²) of gross floor area (GFA) comprised of 205,413 m² of warehouse/industrial uses, 10,781 m² of ancillary office space, and 2,434 m² of undercroft car parking;
 - 15 warehouse buildings; and
 - conceptual lot layout, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements.
- Stage 1 Development Application includes:
 - Clearing of vegetation and undertaking of bulk earthworks across the entire site;
 - Construction of internal estate roads, water, sewer, telecommunications, and gas infrastructure;
 - Construction of stormwater management devices;
 - Installation of estate landscaping;
 - Construction and operation of a 41,224 m² fully temperature-controlled warehouse and distribution building, including 1,460 m² of ancillary office space; and
 - Intersection works in Wallgrove Road.

A construction certificate was issued for the site on 13 February 2023. This construction certificate (issued by Blackett Maguire + Goldsmith Pty Ltd, CC-23007) approved the commencement of:

- “Bulk earthworks across the entire site, civil, stormwater management systems, and infrastructure works only associated with the Stage 1 Development.”

Construction commenced in March 2023.

1.1.1 Modifications

Since this primary consent was obtained, subsequent modifications have been approved and applied for as summarised in **Table 1.1**.

Table 1.1: Summary of Development Consents and Modifications at the site

Consent	Status	Date of Approval	Details
Primary Consent	Approved	11 November 2019	Approval of a staged development application for a Concept Proposal and Stage 1 development application (SSD 5248).
MOD 1	Approved	23 December 2021	Modifications to the approved Concept Plan and carrying out earthworks across the site as part of the Stage 1 development.

Consent	Status	Date of Approval	Details
MOD 2	Approved	22 December 2022	Amalgamation of Lots 11, 12 and parts of Lot 13 to create a new Lot 11 and amendment to building height control applicable to Lot 11 to facilitate a proposed warehouse and distribution centre, reduction of the approved gross floor area.
MOD 3	Withdrawn	-	-
MOD 4	Approved	12 December 2023	Amendments to Warehouse 10 including changes to site layout and a partial temperature-controlled building.
MOD 5	Approved	29 May 2024	Amendment to concept plan. Increase building height control for Lots 13A, 13B, 14A, increase in GFA, reconfiguration of stormwater and water quality systems and additional driveways.

Therefore MOD 5(the Consent) has been used for reference for the consolidated conditions. Mod 4 has also been heavily referenced in this report due to its content relating primarily to Stage 1 and Warehouse 10 of the development.

This application included modification to the following:

- Modification to the Concept Plan including:
 - a revised building layout.
 - an increase in GFA from 215,589 m² to 218,628 m².
 - increase the building height control for Lot 10 from 14 m to 14.6 m (from Mod 4).
 - increase the building height control for Lots 13A, 13B, 14A from 14 m to 17.8 m (excluding rooftop plant).
- Modification to the Stage 1 Development from Mod 4 including:
 - reconfiguration of Warehouse 10 layout.
 - construction and operation of Warehouse 10 as a fully temperature-controlled warehouse.
 - decrease in GFA of Lot 10 from 45,225 m² to 41,224 m².
 - two business identification signs on building and two identification pylon signs at driveway entrance.
 - increase the building height control for Lot 10 from 14 m to 14.6 m.
 - decrease in landscaped area from 16,075 m² to 15,140 m².

The changes from the most recent modification, Mod 5 have been included within the development description above.

1.2 Summary of Project Particulars

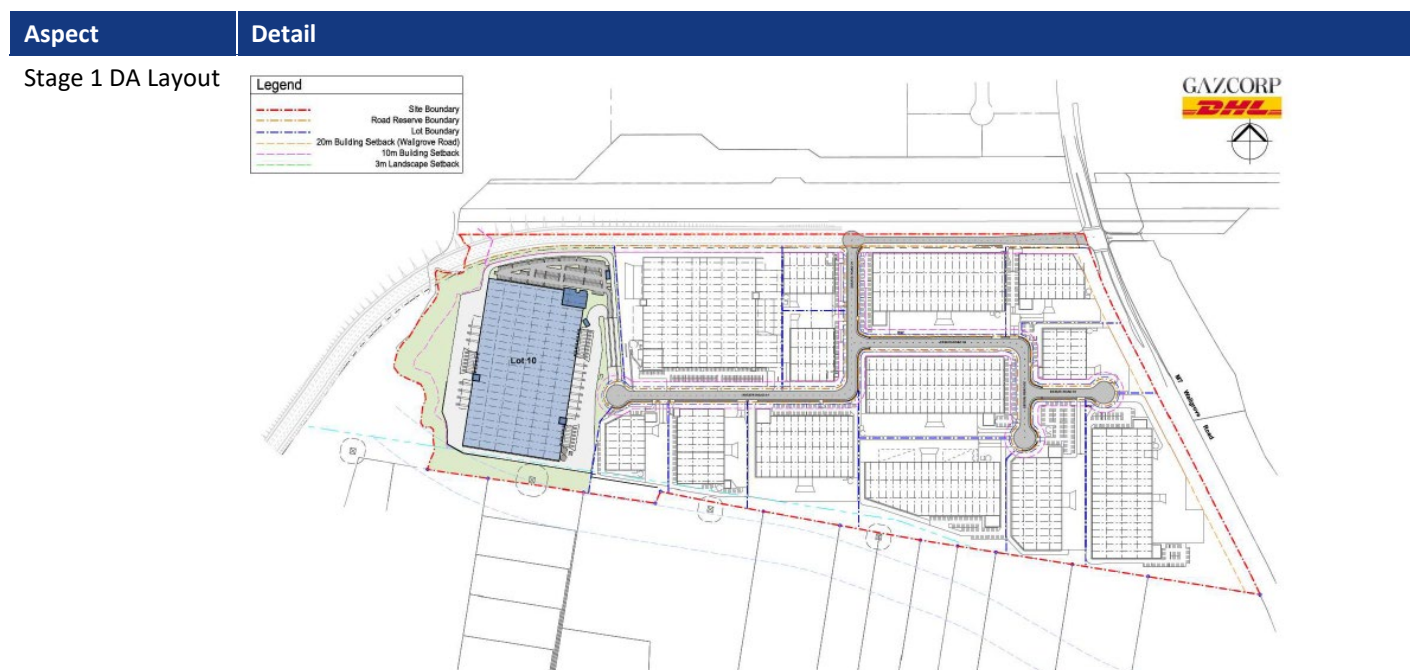
The following table (**Table 1.2**) summarises key aspects of the Project.

Table 1.2: Key aspects of the Project

Aspect	Detail
Site Address	813-913 Wallgrove Road, Horsley Park NSW 2175
Lot and Deposited Plan	100/DP1268340
Compliance Report Phase	Construction Compliance Report
Dates Covered	February 2024 to July 2024
Summary of Site Work Activities	<p>Activities on site during the monitoring period include:</p> <ul style="list-style-type: none"> levelling of the site as part of the civils works, installation of utilities, shotcrete slope stabilisation, and road construction.

Overall Concept Layout





1.3 Key Personnel Responsible for Environmental/Compliance Management

The names and positions of key site personnel responsible for environmental/compliance management are detailed below in **Table 1.3**.

Table 1.3: Key Site Personnel

Name	Company	Position
Boris Bobyk	Gazcorp	Construction Manager
Joelle Khnouf	Gazcorp	Development Manager*
Tim Sachs	Gazcorp	Head of Projects
Sangeeth Subramaniam	Gazcorp	Project Manager
Matthew Garden	Cherrie Civil	Site Manager
Matthew Thorn	Cherrie Civil	Project Engineer*

These personnel marked with a “*” were present during the meeting and site visit completed as part of the diligence for this compliance report.

2. Compliance Reporting Methodology

2.1 Compliance Reporting Scope

Upon review of the Development Consent (SSD-5248 and its associated modifications), the following conditions are identified to be actioned by Gazcorp in relation to Compliance Reporting:

COMPLIANCE REPORTING

D13. No later than 6 week before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.

D14. Compliance Reports of the Development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

D15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.

The compliance reporting was performed in general accordance with the *Compliance Reporting Post Approval Requirements (NSW Government, June 2018)*.

This report fulfils the requirement (of conditions D14) for the ongoing compliance reporting during the construction phase.

2.2 Compliance Reporting Objectives

The objectives of this Construction Compliance Report were to:

- Assess the environmental performance of the development and whether it is complying with the conditions in the Consent (SSD 5248), including subsequent Modifications (Mods).
- Review the adequacy of any approved strategy, plan or programme required under these approvals.
- Recommend measures or actions to improve the environmental performance of the development, and/or any assessment, plan or programme required under these approvals.

2.3 Previous Compliance Reports and Report Actions

The following table (**Table 2.1**) is a summary of the previous and current Construction Compliance Reports as well as the periods they cover.

Table 2.1: Compliance Monitoring Reports for Wallgrove Road

Report Number	Period Covered	Report Date
1	March to July 2023	31 August 2023 (accepted by DPHI on 20 September 2023)
2	August to January 2023	13 February January 2024 (accepted by DPHI on 26 February 2024)
3	February to July 2024	19 August 2024 (current)

No non-compliances were identified during the previous compliance monitoring report.

2.4 Compliance Reporting Scope

As required by Condition D14, the SSD development consent requires compliance reporting in general accordance with the Compliance Reporting Post-Approval Requirements (NSW Government, June 2018) to be completed at regular intervals throughout the construction of the development.

This Compliance Report includes a compliance table indicating the compliance status of each Consent Condition (refer to **Appendix C** and **Appendix D**).

The Construction Compliance Report also includes recommendations in response to non-compliances, where relevant.

2.5 Site Inspection

JBS&G visited the site to conduct the Compliance Reporting review on 18 July 2024.

Attendees at this audit are provided in **Table 2.2**.

Table 2.2: Summary of Compliance Report Attendees

Company	Person	Role in Compliance Reporting
JBS&G Australia Pty Ltd	Angus King	Compliance Reporting Lead
	Ella Reynolds	Compliance Reporting Assistant
Gazcorp Pty Ltd	Joelle Khnouf	Development Manager
Cherrie Civil Engineering Pty Ltd	Matthew Thorn	Project Engineer

The site inspection in support of the compliance reporting took place over one workday, while detailed compliance reporting findings were developed over the course of the weeks before and following the site inspection.

Detailed compliance reporting findings are found in **Appendix C** and **Appendix D** of this report.

2.6 Compliance Status Descriptors

Each of the conditions were assessed using the following criteria (which has been extracted from Compliance Reporting – Post Approval Requirements (June 2018), NSW Government).

Table 2.3: Compliance Status Descriptors

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

These descriptors have been used within the audit tables provided in **Appendix C** and **Appendix D** of this report.

2.7 Audit Findings

The outcomes of this Construction Compliance Report's review of each of the consent conditions for this Compliance Monitoring and Reporting event are provided in **Appendix C** and **Appendix D** of this report.

3. Outcomes from current Construction Compliance Report including recommendations for improvement

3.1 Non-compliances

As is addressed in the Compliance Table (**Appendix C** and **Appendix D**), there were no non-compliances identified in this Construction Compliance Report.

3.2 Incidents

At the time of this Construction Compliance Report no reportable incidents have occurred at the development.

3.3 Complaints

As required by Condition D17, a monthly complaints register is maintained and uploaded to the Project website (<https://www.momentumestate.com.au/planning/>).

No complaints were received during the Compliance Monitoring period (February to July 2024).

The main theme from complaints in previous monitoring periods was in relation to dust. Since the initial compliance monitoring report, the Principal Contractor (Cherrie Civil) have implemented additional dust mitigation actions including additional water carts, reviewing weather for dry/windy days and adjust works accordingly and ceasing works when excessive dust is present. These aspects are addressed within conditions C54 and C55 which include requirements to minimise dust generated during works.

3.4 Opportunities for Improvement

The following are opportunities for improvement which were identified during this Compliance Monitoring Report:

- **Storage of Chemicals:** during the site inspection (18 July 2024), JBS&G identified that several small containers (less than 20 L) containing fuels and oils were on the ground near the site storage shed and outside of bunded areas. Cherrie Civil were notified during the site walk over and JBS&G were informed that they had recently being used that morning for general maintenance of machinery onsite. Upon return from the site walk over these containers had been removed and were put in the storage shed. It is recommended that daily checks be completed to ensure that chemicals are appropriately stored with the correct bunding.
- **Erosion Sediment Controls:** during the site inspection (18 July 2024), some of the silt fences within the western portion of the site (adjacent to Lot 10) had collapsed. Upon commencement of construction of the warehouse in Lot 10, erosion sediment controls should be checked and rectified as needed.

3.5 Conclusion

Overall procedures, recording of events and document management were at an adequate level to meet compliance with the condition requirements of the development consent.

No non-compliances were identified during this reporting period.

Appendix A Compliance Report Declaration Form

Appendix B Compliance Monitoring and Reporting Schedule Submission

The following schedule of compliance reporting has been generated based on Table 1 of the Compliance Reporting Post-Approval Requirements (NSW Government, June 2018).

Based on review of the updated project schedule provided by Gazcorp, key milestones and timings were determined as follows:

Milestone	Estimated Commencement	Planned Completion
Construction commencement	March 2023	Early 2024
Earth works/civils	March 2023	August 2024
Construction of warehouse within Lot 10 (including landscaping)	September 2024	July 2025
Post MOD approval Earthworks and Road Construction	March 2025	June 2025

Based on these key milestones above, the proposed Updated Compliance Monitoring and Reporting Schedule for Stage 1 is:

Table 2: Proposed Compliance Monitoring and Reporting Program.

Proposed Date	Planned Activities on Site	Phase	Comment
August 2023	<ul style="list-style-type: none"> Site establishment Tree grubbing Demolition of existing structures Dewatering of dams Commencement of civil 	Construction	Initial Report covering March to July 2023 (submitted to DPHI September 2023)
January 2024 Within 26 weeks since previous report.	<ul style="list-style-type: none"> Civils including cut and fill Utilities including sewer 	Construction	Compliance period August 2023 – January 2024
August 2024 Within 26 weeks since previous report.	<ul style="list-style-type: none"> Civils Road installation 	Construction	Compliance period February – July 2024
January 2025 Within 26 weeks since previous report.	<ul style="list-style-type: none"> Commencement of warehouse construction (Lot 10) Landscaping 	Construction	Compliance period August 2024 – January 2025
To be confirmed based on further discussions with Gazcorp and will be detailed in future compliance reports	<ul style="list-style-type: none"> Warehouse construction (Lot 10) 	Pre-operation	Estimated occupation date of Lot 10 warehouse is September 2025
To be confirmed based on further discussions with Gazcorp and will be detailed in future compliance reports	<ul style="list-style-type: none"> Occupation of warehouse (Lot 10) 	Operation	Initial report will be completed within 52 weeks of operation and then annually every year.

Appendix C Consent Compliance Table

Changes to the conditions initial consent are as follows:

- MOD 1 changes are identified in blue text
- MOD 2 changes are identified in red text
- MOD 4 changes are identified in green text
- MOD 5 changes are identified in Purple text

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	PART A CONCEPT PROPOSAL			
A1	In accordance with section 4.22(3) of the EP&A Act, subsequent stages of the Development are to be subject of future development applications.	At all times	Note	Not triggered
A2	Future development applications are generally consistent with the terms of Development Consent SSD 5248 as described in Schedule 1, and subject to the conditions in Schedule 2.	At all times	Note	Not triggered
	STATUTORY REQUIREMENTS			
A3	The Applicant must ensure that all licences, permits, and approvals/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licenses, permits or approvals/consents.	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
TERMS OF CONSENT				
A4 MOD1	<p>"The development may only be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS and Response to Submissions (RtS); (d) in accordance with the Modification Application; (e) in accordance with the drawings listed in Appendix 1; and (f) in accordance with the management and mitigation measures in Appendix 6. 	At all times	<p>MOD 1, MOD 2, MOD 4 and MOD 5 are on the Major Projects website. MOD 5 is the most recent consent (May 2024) and therefore considered as the most appropriate consolidated conditions of consent for reference.</p> <p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed:</p> <ul style="list-style-type: none"> - The only amendments issued to the SSD by the Planning Secretary are associated with the approved modifications (specifically MOD 5 is being used as the main reference for consent conditions). - A site wide CEMP was prepared to include Lot 10 which was approved by the Planning Secretary (in June 2024) 	Compliant
A5	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such 	At all times	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that no directions from the Planning Secretary have been received (only approvals via the MODs).</p> <p>Previously the construction certificate for the SSD was reviewed which confirmed that the construction works could commence.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	document referred to in Condition C3(a).			
A6	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A4(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A4(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	Note	Not triggered
LIMITS OF CONSENT				
A7	This consent lapses five years after the date from which it operates, unless the development associated with the Stage 1 DA has physically commenced on the land to which the consent applies before the date.	At all times	Development consent (for SSD 5248) was obtained in November 2019. The construction certificate was obtained in February 2023 and site works construction commenced in March 2023. The commencement of construction works from the approval of the DA is less than 5 years.	Compliant
A8 MOD4 MOD5	The following limits apply to the Concept Proposal for the Development: (a) the maximum Gross Floor Area (GFA) for the land uses in the Development must not exceed the limits outlined in Table 1 below; and (b) no loading docks or delivery bays are permitted along the southern elevation of any warehouse buildings	At all times	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that the requirements of this condition will be actioned when the warehouse in Lot 10 is constructed. At the time of the Site Inspection, only warehouses in Lots 11 and 12 had commenced construction which are actioned under separate approvals. This condition will need to be reviewed for Lot 10 in future audits	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status																		
	that have a direct frontage to the southern boundary of the site.																					
	<div>Table 1 – GFA Maximum for Concept Proposal</div> <table><tr><th>Land Use</th><th>Maximum GFA (m²)</th></tr><tr><td>Total Industrial/Warehousing space</td><td>205,413 m²</td></tr><tr><td>Total Office space</td><td>10,781 m²</td></tr><tr><td>Total Undercroft Parking</td><td>2,434 m²</td></tr><tr><td>Total GFA</td><td>218,628 m²</td></tr></table>	Land Use	Maximum GFA (m²)	Total Industrial/Warehousing space	205,413 m²	Total Office space	10,781 m²	Total Undercroft Parking	2,434 m²	Total GFA	218,628 m²											
Land Use	Maximum GFA (m²)																					
Total Industrial/Warehousing space	205,413 m²																					
Total Office space	10,781 m²																					
Total Undercroft Parking	2,434 m²																					
Total GFA	218,628 m²																					
A9 MOD4 MOD5	<p>The Applicant must ensure the Development is consistent with the development controls in Table 2 below.</p> <p>Table 2 – Development Controls</p> <div>Table 2 – Development Control</div> <table><tr><th>Development Aspect</th><th>Control</th></tr><tr><td>Southern Link Road Alignment Setback</td><td>10 m</td></tr><tr><td>Wallgrove Road Setback</td><td>20 m</td></tr><tr><td>Internal estate roads setback</td><td>7.5 m</td></tr><tr><td>Height</td><td>14 m</td></tr><tr><td>Height – Building on Lot 11/12</td><td>15 m</td></tr><tr><td>Height – Building on Lot 10</td><td>14.6 m (excluding rooftop plants)</td></tr><tr><td>Height – Buildings on Lots 13A, 13B and 14A</td><td>17.8 m (excluding rooftop plant)</td></tr><tr><td>Site coverage</td><td>Maximum of 50 per cent</td></tr></table> <p><i>Note: The site coverage control excludes building awnings.</i></p> <p>Note: The site coverage control excludes building awnings.</p>	Development Aspect	Control	Southern Link Road Alignment Setback	10 m	Wallgrove Road Setback	20 m	Internal estate roads setback	7.5 m	Height	14 m	Height – Building on Lot 11/12	15 m	Height – Building on Lot 10	14.6 m (excluding rooftop plants)	Height – Buildings on Lots 13A, 13B and 14A	17.8 m (excluding rooftop plant)	Site coverage	Maximum of 50 per cent	At all times	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that the requirements of this condition will be actioned when the warehouse in Lot 10 is constructed.</p> <p>At the time of the Site Inspection, only warehouses in Lots 11 and 12 had commenced construction which are actioned under separate approvals.</p> <p>This condition will be reviewed for Lot 10 in future audits when the warehouse is constructed.</p>	Compliant
Development Aspect	Control																					
Southern Link Road Alignment Setback	10 m																					
Wallgrove Road Setback	20 m																					
Internal estate roads setback	7.5 m																					
Height	14 m																					
Height – Building on Lot 11/12	15 m																					
Height – Building on Lot 10	14.6 m (excluding rooftop plants)																					
Height – Buildings on Lots 13A, 13B and 14A	17.8 m (excluding rooftop plant)																					
Site coverage	Maximum of 50 per cent																					
A10	<p>A maximum of one illuminated sign is permitted on each elevation of each building. All illuminated signage must be oriented away from residential receivers.</p>	At all times	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed requirements of this condition will be met once buildings are constructed.</p> <p>This condition has been considered at this phase of the project to ensure the requirements are incorporated into design.</p> <p>This condition will be reviewed for Lot 10 in future audits when the warehouse is constructed.</p>	Compliant																		

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
A11	Underground car parking is not permitted.	At all times	<p>Upon review of the design plans for MOD 5 (the most recent approval), no basement carparking was present.</p> <p>This condition has been considered at this phase of the project to ensure the requirements are incorporated into design.</p> <p>During the compliance meeting (18th July 2024) Gazcorp indicated there were plans for under croft parking.</p> <p>This condition will be reviewed for Lot 10 in future audits when the warehouse is constructed.</p>	Compliant
SUSTAINABILITY MANAGEMENT				
A12 MOD1	<p>Prior to the commencement of construction of warehouse building 10, the Applicant must submit a Sustainability Strategy for the Development to the Planning Secretary for approval. The Sustainability Strategy must:</p> <ul style="list-style-type: none"> (a) detail how the ESD and WSUD initiatives and energy efficiency measures outlined in the EIS will be implemented on site; (b) identify the total greenhouse gas savings estimated to be achieved in comparison to a base case development (i.e. a development constructed in accordance with the minimum requirements of the latest version of Section J, Volume one of the National Construction Code (NCC)) if the measures proposed under the 	Construction	<p>A Sustainability Strategy Report was submitted as part of the development applications (Erbas, December 2022) and is located on the planning portal.</p> <p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that no changes to this Sustainability Strategy has been required.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status												
	<p>Sustainability Strategy are implemented;</p> <p>(c) include a calculation of water requirements and measures incorporated to reduce water use;</p> <p>(d) include a program to monitor and report annually on the efficiency measures implemented; and</p> <p>(e) ensure the development will continue to operate at industry best practice over time.</p>															
	OPERATIONAL NOISE LIMITS															
A13 MOD1	<p>The Applicant must ensure the Development does not exceed the noise limits provided in Table 3 below and the receiver locations as shown in Appendix 5:</p> <p>Table 3 Project Specific Noise Limits dB(A)</p> <table><tr><th>Location</th><th>Day</th><th>Evening</th></tr><tr><td></td><td>L_{Aeq}(15 minute)</td><td>L_{Aeq}(15 minute)</td></tr><tr><td>Residential receivers</td><td>48</td><td>43</td></tr><tr><td>Industrial Developments to the south</td><td>51</td><td>51</td></tr></table> <p>Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 5 for the locations of residential sensitive receivers.</p>	Location	Day	Evening		L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	Residential receivers	48	43	Industrial Developments to the south	51	51	Operation	<p>This condition is related to operational noise and therefore not triggered at this stage of the development.</p> <p>This condition has been considered at this phase of the project to ensure the requirements are incorporated into design.</p>	Not triggered
Location	Day	Evening														
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)														
Residential receivers	48	43														
Industrial Developments to the south	51	51														
A13A MOD1	<p>Prior to the commencement of bulk earthworks, the Applicant must prepare a noise verification report in accordance with the <i>Noise Policy for Industry (2017)</i> to the satisfaction of</p>	Construction	<p>A Background Noise Verification and Noise Emission Criteria report was prepared for the Construction Certificate (Item 25 in</p>	Compliant												

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<p>the Planning Secretary. The noise verification report must:</p> <ul style="list-style-type: none"> (a) detail methodology for recording background noise levels, including locations of sensitive receivers; (b) detail background noise levels at sensitive receivers; and (c) establish project specific noise trigger levels in accordance with the methodology set out in the <i>Noise Policy for Industry (2017)</i>. 		<p>the Construction Certificate Documentation Table).</p> <p>An Acoustic Assessment report (prepared by Acoustic Logic) for MOD 4 and specifically included Lot 10.</p> <p>The noise trigger levels were identified and included within the Noise Management Plan as part of the Construction Environmental Management Plan.</p>	
A13B MOD1	<p>An Operational Noise Verification Report (ONVR) must be prepared by a suitably qualified and experienced person(s) and submitted to the satisfaction of the Planning Secretary at the following stages of the development:</p> <ul style="list-style-type: none"> (a) within three months of the commencement of operation of the first tenancy of each warehouse building; and (b) within three months of the occupation of the warehouse building by any new tenants for the life of the development. 	Operation	<p>This condition is related to operational noise and therefore not triggered at this stage of the development.</p> <p>This condition has been considered at this phase of the project to ensure the requirements are incorporated into design.</p> <p>This condition will be reviewed for Lot 10 in future audits when the warehouse is constructed.</p>	Not triggered
A13C MOD1	<p>The ONVR required by Condition A13B must include:</p> <ul style="list-style-type: none"> (a) an analysis of compliance with noise limits undertaken in accordance with the <i>Noise Policy for Industry</i> and the latest version of Australian Standard AS1055:2018 Acoustics – Description 	Operation	<p>This condition is related to operational noise and therefore not triggered at this stage of the development.</p> <p>This condition has been considered at this phase of the project to ensure the requirements are incorporated into design.</p>	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<p>and measurement of environmental noise (Standards Australia); and</p> <p>(b) a detailed maximum noise level event assessment undertaken in accordance with the <i>Noise Policy for Industry</i>;</p> <p>(c) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, re-assessment of mitigation measures identified; and</p> <p>(d) identification of additional noise control measures, excluding at-receiver controls, to be implemented to address any exceedances of the limits specified in Condition A13 and when these measures are to be implemented and how their effectiveness is to be measured and reported to the Planning Secretary.</p>		This condition will be reviewed for Lot 10 in future audits when the warehouse is constructed.	
STAGING				
A14	Unless otherwise agreed to in writing by the Planning Secretary, the Applicant must prepare a detailed Staging Plan in consultation with Council and all relevant utility and service providers to the satisfaction of the Planning Secretary. The Staging Plan must include detailed plans for earthworks, provision of all services and infrastructure and landscaping within the road reserve for each stage. The Staging Plan must be approved by the Planning Secretary prior to the lodgement of any development applications.	At all times	<p>Gazcorp provided JBS&G with a copy of the development Staging Plan covering earth works , evidence of consultation with Sydney Water and with Endeavour Energy for service provision. This was also reviewed by Council as part of the consultation during modifications.</p> <p>The Staging Plan was approved by the Planning Secretary as part of MOD 2 and has not needed to be amended since.</p>	Compliant

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DISABLED ACCESS				
A15	Access for disabled people shall be provided in all buildings in accordance with Clauses D3.2, D3.3 and Table D3.2 of the Volume One of the NCC and to the standards set out in AS 1428.1.	At all times	This condition is related to DDA compliance. This will need to be reviewed in future audits.	Not triggered
TRANSGRID EASEMENT				
A16	<p>Prior to the commencement of construction of Stage 1, detailed plans of the swale proposed within 20 metres of TransGrid's Structure 14 and the batters within 20 m of TransGrid Structures 15 and 16 are to be prepared in consultation with TransGrid to the satisfaction of the Planning Secretary. The detailed swale must ensure:</p> <ul style="list-style-type: none"> (a) access for TransGrid's plan and personnel is maintained and unrestricted at all times during construction and operation, for the life of the development and to the satisfaction of TransGrid; (b) any slopes (proposed batters) TransGrid's heavy maintenance vehicles would be required to traverse must not have a grade steeper than 1:6; (c) fill does not impact on safe ground clearances to transmission line conductors; and (d) cut does not impact on the buried structures. 	Construction	<p>Within the construction certificate, the original permittance letter from Transgrid (Item 27 in the Construction Certificate Documentation Table).</p> <p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that the design of the batter was discussed with Transgrid and the Planning Secretary and it was approved as a part of CC1 (letter issued). Cherrie Civil stated that the retaining wall for Lot 10 has been granted approval from Transgrid.</p>	Compliant
<p>Note: TransGrid's preferred maximum grade for batters is 1:8.</p>				

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A17	<p>Excavation works are not permitted to be undertaken within 20 metres of any part of a steel tower and adequate precautions shall be taken during construction to protect structures from any damage. Subsoil stability and surface drainage is not to be adversely affected in the vicinity of these structures.</p> <p><i>Note: Earth straps are buried coming out from each of the leg towers and these are not to be disturbed or exposed to avoid any danger to the public.</i></p>	Construction	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that no excavation has been undertaken within 20m of the steel towers. Cherrie Civil stated that this is managed by the following:</p> <ul style="list-style-type: none"> - Flags were set up around the base of the buffer zone surrounding the towers for a visual cue and GPS alerts used on machinery. <p>During the site visit (18th July 2024), it was noted that the area is now a large batter (over 20m in height) and therefore no further works can occur in the area. There is now a handrail at the top of the batter.</p>	Compliant
A18	The TransGrid easement is not to be used for vehicular parking or storage of any materials during construction and/or operation.	At all times	During the site visit (18 th July 2024), it was noted that the area is now a large batter (over 20m in height) and therefore no further works can occur in the area. There is now a handrail at the top of the batter.	Compliant
PART B FUTURE DEVELOPMENT APPLICATIONS				
DEVELOPMENT CONTRIBUTIONS				
B1	Future development applications must identify whether the provisions of Council's 7.12 Contributions Plan or any planning agreement(s) apply to the site.	At all times	This condition is regarding future DA's and is not reviewed as part of this compliance report.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
B1A MOD1	In accordance with Section 4.37 of the EP&A Act, any subsequent development application not being for the purpose of a warehouse or distribution centre with a capital investment value in excess of the threshold specified in Clause 12, Schedule 1 to the State Environmental Planning Policy (State and Regional Developments) 2011 (or its replacement) is to be determined by the relevant Consent Authority and that development ceases to be State Significant Development.	At all times	All development applications are for the purposes of a warehouse or distribution centre so part of the same SSD.	Not triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B2	Future development applications must demonstrate how the Development incorporates the principles of Ecologically Sustainable Development in the design, construction and on-going operation of the Development.	At all times	The Modification Assessment Report (NSW Government, May 2024) for MOD 4 confirmed that Ecological Sustainable Development aspects had been considered and were satisfactory.	Compliant
SUSTAINABILITY MANAGEMENT PLAN				
B3	Future development applications must set out how the development intends to comply with the Sustainability Strategy approved under Condition A12.	At all times	The Modification Assessment Report (NSW Government, May 2024) MOD 4 confirmed that Ecological Sustainable Development aspects had been considered and were satisfactory.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
TRAFFIC AND ACCESS				
B4 MOD2	<p>Future development applications must be accompanied by a detailed assessment of the traffic and transport impacts on the surrounding road network and intersection capacity and must:</p> <ul style="list-style-type: none"> (a) Include detailed provisions of loading/unloading and access arrangement; (b) demonstrate that sufficient car parking has been provided in accordance with the car parking rates approved under Condition B5 below, and details to promote non-car travel modes; (c) have specific regard to the scope and timing of road infrastructure works in the surrounding road network; and (d) verify that the development is generally consistent with the traffic volumes for the Concept Proposal. (e) demonstrate the layout, spacing and position of all access points to the estate road network would: <ul style="list-style-type: none"> i. minimise road safety risks, including consideration of cumulative impacts associated with the approved Concept Plan road and access layouts and minimise potential conflicts with other driveways within the Concept Plan; 	At all times	In addition to the overall Traffic Assessment for the EIA for the initial SSD application, the most recent modification (MOD 5) included a Transport Assessment (Ason Group, April 2023). Transport for NSW has reviewed and approved this report (June 2023).	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> ii. include adequate sight distances for all turning movements; iii. accommodate the turning path of the largest vehicles accessing the site to minimise the risk of conflict with other vehicles on the estate road network; and iv. minimise congestion and queuing on the estate road network. 			
	<p>(f) detail measures to minimise road safety risks and congestion including but not limited to:</p> <ul style="list-style-type: none"> i. consolidation of access points to reduce the number of driveways in close proximity to each other; ii. line marking, warning signage and parking restrictions; iii. restricted turning movements, such as left-in left-out restrictions; and iv. installation of traffic controls. 			

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status												
B5	<p>Car parking must be provided in accordance with the following rates, unless evidence is provided in accordance with the car parking requirements contained in the latest version of Part 12.1 of Fairfield Citywide Development Control Plan 2013:</p> <p>(a) 1 space per 300m² of industrial/warehouse GFA;</p> <p>(b) 1 space per 40m² of office GFA; and</p> <p>(c) 2 disabled spaces for every 100 car parking spaces.</p>	At all times	<p>Modification 4 included detailed design plans for the Lot 10 Warehouse. Summary of the areas from plans and car spaces required by condition are as follows:</p> <table><tr><th></th><th>Area</th><th>Min #no of Car Parks Required</th></tr><tr><td>Warehouse</td><td>39,764</td><td>133</td></tr><tr><td>Office</td><td>1,616</td><td>41</td></tr><tr><td>TOTAL</td><td>41,380</td><td>174</td></tr></table> <p>The design plans confirm that there are 223 car parking spaces (including 5 disabled). The number of parking spaces in the design meets the requirements of the condition.</p> <p>This will also need to be confirmed when the carpark is constructed and line marking has been completed.</p>		Area	Min #no of Car Parks Required	Warehouse	39,764	133	Office	1,616	41	TOTAL	41,380	174	Compliant
	Area	Min #no of Car Parks Required														
Warehouse	39,764	133														
Office	1,616	41														
TOTAL	41,380	174														
B6	<p>To ensure that potential conflicts between heavy vehicles and light vehicles are minimised, future development applications must include details demonstrating satisfactory arrangements have been made to separate heavy and light vehicle movements.</p>	At all times	<p>Modification 4 (December,2023) included detailed design plans for the Lot 10 Warehouse. These architectural plans include wheel tracking of heavy vehicles (Super B doubles). Movements of these heavy vehicles are not through car parks therefore they are separate to light vehicles.</p>	Compliant												

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
B7	To ensure that sustainable transport modes are supported, all future development applications proposing the construction of new industrial/warehouse buildings must include a Sustainable Travel Plan (STP). All STP's must identify the pedestrian and cyclist facilities proposed to service the proposed industrial/warehouse buildings.	At all times	Modification 4 (December 2023) included detailed design plans for the Lot 10 Warehouse. These architectural plans include racks enabling the parking for up to 16 bicycles. This will also need to be confirmed when the racks have been installed. The Traffic Assessment (Ason Group, 2024) which was included as part of the Modifications includes information on end of trip facilities (including showers, lockers and bicycle racks).	Compliant
B8	Future development applications must provide bicycle racks, and amenity and change room facilities for cyclists in accordance with <i>Planning Guidelines for Walking and Cycling</i> (December 2004, NSW Department of Infrastructure, Planning and Natural Resources, Roads and Traffic Authority).	At all times	Modification 4 (December 2023) included detailed design plans for the Lot 10 Warehouse. These architectural plans include racks enabling the parking for up to 16 bicycles. This will also need to be confirmed when the racks have been installed. The Traffic Assessment (Ason Group, 2024) which was included as part of the Modifications includes information on end of trip facilities (including showers, lockers and bicycle racks).	Compliant
BUSHFIRE PROTECTION				
B9	Future development applications for industrial/warehouse buildings must demonstrate compliance with the relevant provisions of the latest version of Planning for Bush Fire Protection (PBP) and the asset protection zones recommended in the <i>Bushfire Protection Assessment for the Proposed</i>	At all times	Modification 4 included a bushfire protection assessment for the Lot 10 Warehouse (Australian Bushfire Protection Planners, 2022). This report confirms that that the design of the Warehouse on Lot 10 complies with the requirement to provide a minimum 10	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<i>Gazcorp Industrial Estate</i> , prepared by Australian Bushfire Protection Planners Pty Ltd, dated April 2013.		metre wide Defendable Space to hazard in the riparian corridor to Reedy Creek.	
B10	Future development applications for industrial/warehouse buildings must demonstrate compliance with <i>AS 3959-2009 Bushfire Construction Standard</i> as recommended in the <i>Bushfire Protection Assessment for the Proposed Gazcorp Industrial Estate</i> , prepared by Australian Bushfire Protection Planners Pty Ltd, dated April 2013.	At all times	Modification 4 included a bushfire protection assessment for the Lot 10 Warehouse (Australian Bushfire Protection Planners, 2022). This report confirms that the confirm that the design of the Warehouse on Lot 10 complies with the requirement to provide a minimum 10 metre wide Defendable Space to hazard in the riparian corridor to Reedy Creek.	Compliant
B11	Future development applications must demonstrate compliance with the following sections of RFS's Future development applications must demonstrate compliance with the following sections of RFS's <i>Planning for Bushfire Protection 2006</i> : (a) section 4.2.7 for internal road access; (b) section 4.2.7 for water, electricity and gas; and (c) appendix 5 for landscaping.	At all times	The EIS for the initial SSD approval included Bushfire Protection Assessment (Australian Bushfire Protection Planners 2013) which confirmed compliance with RFS's <i>Planning for Bushfire Protection 2006</i> . Modification 4 included a bushfire protection assessment for the Lot 10 Warehouse (Australian Bushfire Protection Planners, 2022). This report confirms that the confirm that the design of the Warehouse on Lot 10 complies with the requirement to provide a minimum 10 metre wide Defendable Space to hazard in the riparian corridor to Reedy Creek.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
B12	Future development applications must include an Emergency/Evacuation Plan prepared in accordance with <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> (NSW Rural Fire Service, December 2014).	At all times	<p>This condition is regarding future DA's so not reviewed as part of this compliance report.</p> <p>The initial Bushfire Protection Assessment (Australian Bushfire Protection Planners 2013) stated that "No specific Bushfire Evacuation Plan is required due to low bushfire risk. Site specific Evacuation Plans are to be prepared by each owner/occupant of the buildings so as to address the requirements of A.S. 3745-2002 – 'Emergency Control Organisation and Procedures for Buildings, Structures and Workplaces.'"</p> <p>Modification 4 did not request additional Emergency Evacuation Plans.</p> <p>Modification 5 relates to stage 3 development and specifically to Lot 13A,13B and 14A, emergency plans for Lot 10 were not mentioned.</p> <p>This will be reviewed as part of the operational documents.</p>	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
NOISE AND VIBRATION				
B13	Future Development applications must include a noise assessment identifying the noise and vibration impacts associated with the construction and operation of future industrial/warehouse buildings. The assessment must also identify whether appropriate acoustic amenity can be achieved at surrounding sensitive receivers and identify all mitigation measures, such as noise barriers, necessary to achieve compliance with the requirements of the project specific noise levels identified in Condition A13.	At all times	Modification 4 included a revised Acoustic Assessment (Acoustic Logic, 2023) which covered construction and operation phase of the development. This is incorporated in the CEMP for Lot 10.	Compliant
OUTDOOR LIGHTING				
B14	Future development applications must demonstrate how the development intends to comply with <i>AS/N21158.3:1999 Pedestrian Area (Category P) Lighting</i> and <i>A54282: 1997 Control of Obtrusive Effects of Outdoor Lighting</i> .	At all times	Modification 4 included revised design plans. During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that all lighting will be to the required Code specification.	Compliant
SIGNAGE				
B15	Future development applications must include details of any external advertising signage and demonstrate compliance with the requirements of Condition A10 and <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i> .	At all times	The Modification 4 Application Report (for MOD 4) included details of signage and confirms compliance of the requirements for condition A10: “A maximum of one illuminated sign is permitted on each elevation of each building. All illuminated signage must be oriented away from residential receivers”	Compliant
ROAD INFRASTRUCTURE				

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B16	Future development applications must ensure the design of any road infrastructure is consistent with the approved plans listed in Appendix 1.	At all times	Modification 4 included detailed design plans for the Lot 10 Warehouse. These architectural plans include hard landscaping plans which is consistent with the previously approved plans.	Compliant
REFLECTIVITY				
B17	The visible light reflectivity from building materials used in the façades of the buildings must not exceed 20 per cent and must be designed so as to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority for each future industrial/warehouse building prior to the issue of the relevant Construction Certificate.	Construction	Modification 4 included a photo montage of the Lot 10 Warehouse. This identified that the warehouse will be a light grey colour. This will also need to be confirmed when the facade has been installed.	Compliant
TRANSMISSION LINE EASEMENT				
B18	As part of future development applications for industrial/warehouse buildings located adjacent to the TransGrid Easement, the Applicant must demonstrate that the design of the development allows accumulated stormwater to drain away from the TransGrid easement.	At all times	Modification 4 included a storm water management report (Orion Consulting, 2022) which identified the water catchment and drainage systems within Lot 10. Modification 5 included a Stormwater Management report (Orion Consulting, 2023) this is mainly relevant to Lots 13A,13B, 14A and 14B. The design of the system collects water from buildings and hard stand within two on-Site Stormwater Detention tanks which then drain west and north i.e. away from the Transgrid easement located on the southern border.	Compliant

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B19	Plans accompanying future development applications are required to clearly depict, to scale, both the 20-metre exclusion zone around each transmission tower and the Trans Grid easement to a width of 60 metres.	At all times	Modification 4 included detailed design plans for the Lot 10 Warehouse. These architectural plans confirm the Transgrid exclusion zone.	Compliant
STORMWATER MANAGEMENT				
B20 MOD1	<p>Future development applications must demonstrate that the design of the development is consistent with:</p> <ul style="list-style-type: none"> (a) <i>Stormwater Management Report – DA for 14 industrial lots, Lot 5 in DP 24094 813-913 Wallgrove Road, Horsley Park</i>, prepared by Orion Consulting, dated 16 December 2020, Revision 2; (b) <i>Lot 5 Wallgrove Road Industrial Site Concept Plan – Modification</i>, prepared by Orion Consulting, dated 13 November 2020, Revision B (Project No. 19-0108, Set No. 07); and (c) <i>Fairfield City Council Stormwater Management Policy</i> (Fairfield City Council, 2017) (as may be updated or replaced from time to time). 	At all times	<p>Modification 4 included a storm water management report (Orion Consulting, 2022) which identified the water catchment and drainage systems within Lot 10.</p> <p>The design of the system collects water from buildings and hard stand within two on-Site Stormwater Detention tanks which then drain west and north.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
WASTE				
B21	<p>Future development applications must include a Waste Management Plan which:</p> <ul style="list-style-type: none"> (a) details the type and quantity of waste to be generated during construction and operation of the development; (b) describes the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) identifies waste storage area(s) on a site plan(s); and (d) details the materials to be reused or recycled, either on or off site. 	At all times	<p>Modification 4 was reviewed by Fairfield Council and their response is accessible on the major projects website.</p> <p>During the compliance meeting (18th July 2024) Gazcorp advised that the waste management plan had been signed. It will be reviewed in future compliance reviews.</p>	Complaint
LANDSCAPING				
B22 MOD1	Future development applications must include a detailed landscape plan consistent with <i>813-913 Wallgrove Road Eastern Creek Amended Landscape Masterplan for Gazcorp Pty Ltd</i> , prepared by Site Image Landscape Architects, dated 25 March 2021, Issue B.	At all times	Modification 4 included revised landscape plans for the Lot 10 Warehouse (Landscape Architects, 2023).	Compliant
B22A MOD2	Future development applications must ensure landscaping meets the minimum setback requirements of the <i>Urban Design Guidelines – Momentum M7, 813 – 913 Wallgrove Road, Eastern Creek, version 4</i> prepared by MBMO	At all times	Modification 4 included detailed architectural plans that included identification of the setback.	Compliant

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	dated 18 October 2013, including but not limited to, 5 metres of landscaped setback to internal estate roads.			
URBAN DESIGN				
B23	Future development applications must demonstrate compliance with <i>Urban Design Guidelines – Momentum M7, 813-913 Wallgrove Rd, Eastern Creek</i> , version 4, prepared by MBMO, dated 18 October 2013.	At all times	Modification 4 included design plans for landscaping. Within the Compliance Meeting (18 th July 2024), Gazcorp confirmed that this design was to the required specification.	Compliant
CIVIL WORKS				
B24 MOD1	Future development applications must demonstrate the design of the development is consistent with <i>Lot 5 Wallgrove Road Industrial Site Concept Design – Modification</i> , prepared by Orion Consulting, dated 13 November 2020, Revision B (Project No. 19-0108, Set No. 07).	At all times	Modification 4 included a Civils Works Plan for the Lot 10 Warehouse (Orion Consulting, 2022). During the compliance meeting (18 th July 2024) Gazcorp indicated this has been updated for construction.	Compliant
AIR QUALITY				
B25	Future development applications must include an Air Quality Impact Assessment which has been prepared by a suitably qualified expert.	At all times	No changes to the activities on site and therefore no trigger to provide a revised air quality assessment for new applications.	Compliant
WESTERN SYDNEY FREIGHT LINE CORRIDOR				
B26	Prior to the lodgement of any future development application, the Applicant is required to undertake consultation with TfNSW regarding the future Western Sydney Freight Line. Evidence of consultation with TfNSW is required to be submitted with the development application and all reasonable	At all times	No significant changes to the activities on site and therefore no need to consult additionally for the Western Sydney Freight Line. Modification 4 included correspondence from TfNSW confirming that they did not have concerns. The “Future Freight	Compliant

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	advice from TfNSW is required to be incorporated into the proposed development.		<p>Corridor” is marked in the detailed architectural plans included within this modification and no buildings or roads are within this area.</p> <p>Modification 4 outlined the following:</p> <ul style="list-style-type: none"> - All work was moved out of the easement zone. - The set back area for landscaping was identified <p>Trees to be removed if necessary.</p>	
	PART 3 STAGE 1 DA – OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT			
C1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times	Note	Not triggered

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TERMS OF CONSENT				
C2 MOD4	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS and Response to Submissions (RtS); (d) in accordance with Modification Assessments; (e) in accordance with the drawings listed in Appendix 2; and (f) in accordance with the management and mitigation measures in Appendix 6. 	At all times	<p>MOD 1, MOD 2, MOD 4 and MOD 5 are on the Major Projects website. MOD 5 is the most recent consent (May 2024) and therefore considered as the most appropriate consolidated conditions of consent for reference.</p> <p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed:</p> <ul style="list-style-type: none"> - The only amendments issued to the SSD by the Planning Secretary are associated with the approved modifications (specifically MOD 5 is being used as the main reference for consent conditions). - A site wide CEMP was prepared to include Lot 10 which was approved by the Planning Secretary (in June 2024) 	Compliant
C3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such 	At all times	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that no directions from the Planning Secretary have been received (only approvals via the MODs).</p> <p>Previously the construction certificate for the SSD was reviewed which confirmed that the construction works could commence.</p>	Compliant

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	document referred to in Condition C3(a).			
C4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition C2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition C2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p> <p><i>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.</i></p>	At all times	Note	Not triggered
	LIMITS OF CONSENT			
C5	Development Consent is granted to the Stage 1 DA as described in Schedule 1 of this consent and the EIS, as amended by the RtS and the conditions contained in this Development Consent.	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status										
C6	This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before that date.	At all times	Development consent (for SSD 5248) was obtained in November 2019. The construction certificate was obtained in February 2023 and site works construction commenced in March 2023. The commencement of construction works from the approval of the DA is less than 5 years.	Compliant										
C7 MOD4	<div>This consent grants approval for the maximum GFA for Lot 10 as detailed in Table 4 below:<table><tr><th colspan="2">Table 4: GFA Maximum for Lot 10 (Stage 1 Development)</th></tr><tr><th>Land Use</th><th>Maximum Total GFA (m²)</th></tr><tr><td>Total Industrial/Warehouse space</td><td>39,764 m²</td></tr><tr><td>Total Office space</td><td>1,460 m²</td></tr><tr><td>Total GFA</td><td>41,224 m²</td></tr></table></div>	Table 4: GFA Maximum for Lot 10 (Stage 1 Development)		Land Use	Maximum Total GFA (m²)	Total Industrial/Warehouse space	39,764 m²	Total Office space	1,460 m²	Total GFA	41,224 m²	Construction	<div>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that the requirements of this condition will be actioned when the warehouse in Lot 10 is constructed.</div> <div>At the time of the Site Inspection, only warehouses in Lots 11 and 12 had commenced construction which are actioned under separate approvals.</div> <div>This condition will need to be reviewed for Lot 10 in future audits</div>	Compliant
Table 4: GFA Maximum for Lot 10 (Stage 1 Development)														
Land Use	Maximum Total GFA (m²)													
Total Industrial/Warehouse space	39,764 m²													
Total Office space	1,460 m²													
Total GFA	41,224 m²													
NOTIFICATION OF COMMENCEMENT														
C8	<div>The date of commencement of each of the following phases of the Development must be notified to the Department in writing, at least one month before that date:<div>(a) construction; (b) operation; and (c) cessation of operations.</div></div>	Construction	Gazcorp provided a Notice of Commencement of Construction to the Department on 9 February 2023, with construction commencing in March 2023.	Compliant										
EVIDENCE OF CONSULTATION														
C9	<div>Where conditions of this consent require consultation with an identified party, the Applicant must:<div>(a) consult with the relevant party prior to</div></div>	At all times	Consultation with government agencies (including replying to requests for information) has occurred during	Compliant										

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<p>submitting the subject document to the Planning Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 		<p>development applications (including for the most recent modification, MOD 5) and is ongoing during the construction phase (via letter box drops and website).</p>	

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
C10	<p>With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the Development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the Development). 	At all times	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed requirements of this condition are met when applicable.</p> <p>During the meeting Gazcorp advised separate management plans are being prepared Lot 14A which is under a separate approval.</p> <p>Outside of development applications, no other plans, strategies or programs have been required by the Department/Planning Secretary.</p>	Compliant
C11	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C12	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	Note	Not triggered
PROTECTION OF PUBLIC INFRASTRUCTURE				
C13	<p>Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Council. 	Construction	<p>During Compliance Meetings, Gazcorp confirmed that the dilapidation report was completed by Burton Contractors, as evidenced in the Construction Certificate Documentation Table (Item 53).</p> <p>This report was also submitted to Fairfield City Council, as evidenced in the Construction Certificate Documentation Table (Item 55).</p>	Compliant
C14	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the Development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be 	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	relocated as a result of the Development.			
DEMOLITION				
C15	All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	Construction	Not relevant as no demolition has occurred since the last compliance monitoring report.	Not triggered
STRUCTURAL ADEQUACY				
C16	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the Development, must be constructed in accordance with the relevant requirements of the NCC. <i>Note: Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017 (NSW), the Applicant is required to obtain the Chief Executive of Subsidence Advise'y NSW's approval before carrying out certain development in a Mine Subsidence District.</i>	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
COMPLIANCE				
C17	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the Development.	At all times	During the initial Compliance Meeting (21 June 2023), Cherrie Civil confirmed that all workers onsite undergo a site induction prior to commencing work. This site induction is informed by principles of the conditions and approved management plans. Notable conditions are reiterated through daily toolbox talks.	Compliant
OPERATION OF PLANT AND EQUIPMENT				
C18	All plant and equipment used on site, or to monitor the performance of the Development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	At all times	During the Compliance Meetings, Cherrie Civil confirmed that all machines are serviced correctly and have pre-start checks. All machines are regularly serviced onsite by qualified personnel.	Compliant
EXTERNAL WALLS AND CLADDING				
C19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	At all times	Note	Not triggered
C20	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C21	The Applicant must provide a copy of the documentation given to the Certifying Authority under Condition C20 to the Planning Secretary within seven days after the Certifying Authority accepts it.	Construction	Note	Not triggered
UTILITIES AND SERVICES				
C22	Before the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that the requirements of C22 are being met. This has predominately been with Sydney Water. No additional communications with Sydney Water have been required since the previous compliance report. It was also mentioned within the meeting that since last meeting NBN infrastructure has reached PC. It is noted that most utilities for the development are considered to be owned by Gazcorp as they are contained on the site as it is considered private property.	Compliant
C23	Before the commencement of operation of the Development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> (NSW).	Operation	This condition is not currently relevant as it relates to the operation stage.	Not triggered
C24 MOD1	Before the issue of a Subdivision Certificate or the commencement of construction of warehouse building 10, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying	Construction	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that the NBN plan was approved (approval letter sighted in a previous meeting) and that the NBN infrastructure has achieved PC.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<p>Authority, that arrangements have been made for:</p> <ul style="list-style-type: none"> (a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier. 		It is noted that most utilities for the development are considered to be owned by Gazcorp as they are contained on the site which is considered private property.	
C25	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Construction	This condition is regarding future phases of the development (utility installation) so not relevant to this early stage of site works.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
EASEMENTS				
C26	<p>The creation of easements for services, rights of carriageway and restrictions as to user are applicable under sections SSA and SSE of the Conveyancing Act 1919 (NSW), including (but not limited to) the following:</p> <ul style="list-style-type: none"> (a) easements for sewer, water supply and drainage over all public services/infrastructure on private property; (b) drainage easements are to be placed over all subsurface drains and inter allotment drainage, benefiting and burdening the property owners; (c) maintenance of the subsurface drains is to be included in the SSE Instrument; (d) restriction as to user and positive covenant relating to the: <ul style="list-style-type: none"> i. on-site detention system/s; ii. stormwater pre-treatment system/s; and iii. overland flow path works. 	Construction	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that the only easements needed are:</p> <ul style="list-style-type: none"> - Endeavour Energy easement on the east side of site which will be relevant to the switching gear owned by Gazcorp. This has been approved by Endeavour Energy and registered on title. - A potable water easement will eventually be required. During the compliance meeting (18th July 2024) Gazcorp indicated this process was underway and will need to be registered and signed off on. <p>No sewer easement will be needed for the development. Gazcorp confirmed all requirements of condition C26 will be met for easements onsite which will include approval by the relevant authorities.</p>	Compliant
APPLICABILITY OF GUIDELINES				
C27	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C28	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Note	Not triggered
DEVELOPER CONTRIBUTIONS				
C29	The Applicant shall provide all monetary contributions and/or works-in-kind contributions under Subdivision 2 of Division 7 of Part 7 of the EP&A Act, in accordance with the Planning Agreement entered into between the Minister for Planning, Gazcorp Pty Limited (the developer) and Wallgrove Road Industrial Investments Pty Ltd as trustee for Wallgrove Road Unit Trust (the landowner) executed on 25 June 2019 and as attached in Appendix 4.	At all times	Note	Not triggered
C30	Before the issue of a construction certificate for any part of the Stage 1 development, a payment equal to 1% of the proposed cost of carrying out the development must be paid to Fairfield City Council under section 7.12 of the EP&A Act.	Construction	The Construction Certificate was issued on 13 February 2023. Payment was made to Fairfield City Council as evidenced in the Construction Certificate Documentation Table (Item 21).	Compliant
TRAFFIC AND ACCESS				
Construction Traffic Management Plan				

C31	<p>Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the Development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by Condition D2 and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (d) detail heavy vehicle routes, access and parking arrangements; (e) detail predicted daily and peak hour construction vehicle movements, types and routes; (f) detail traffic and pedestrian management methods; (g) provide the estimated duration and staging of construction works; (h) detail the access and parking arrangements for construction vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network; (i) (provide measures to ensure the unhindered movement of authorised vehicles to the Warragamba to Prospect Pipeline; (j) include a Driver Code of Conduct to; <ul style="list-style-type: none"> i. minimise the impacts of earthworks and construction 	Construction	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed a new Construction Traffic Management Plan (CTMP) (by Azon Group) has been created in line with the requirements of this condition. This has been incorporated into the amended CEMP that covers the entire site (as approved by Planning Secretary (June 2024).</p>	Compliant
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Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> on the local and regional road network; ii. minimise conflicts with other road users; iii. minimise road traffic noise; and iv. ensure truck drivers use specified routes; (k) include a program to monitor the effectiveness of these measures; and (l) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 			
C32	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction until the CTMP is approved by the Planning Secretary; and (b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction. 	Construction	Note	Compliant
	Vehicular Crossing Application			
C33	<p>Prior to the commencement of construction, a vehicular crossing application shall be submitted to and approved by the relevant Roads Authority in accordance with the relevant Roads Authority's requirements and the <i>Roads Act 1993</i> (NSW).</p>	Construction	<p>The site is considered as one Lot, the roads onsite are considered private roads (owned by Gazcorp). Therefore vehicular crossing application is not required.</p> <p>Gazcorp confirmed that all internal private roads will be designed to Council requirements.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
Intersection Works				
C34 MOD1	Prior to the commencement of construction, the Applicant must submit a detailed design of the signalised intersection of the site access (part of the future SLR) and Wallgrove Road. The detailed design must: (a) be prepared and endorsed by a suitably qualified engineer; (b) be approved by TfNSW as the roads authority under the <i>Roads Act 1993</i> (NSW); (c) include detailed civil design plans; (d) include a swept path analysis; and (e) be generally in accordance with the Concept Plan in Appendix 3 of this consent.			
C35	Prior to commencement of construction of the intersection, the Applicant must enter into a Works Authorisation Deed for the signalised intersection with TfNSW.	Construction	During the initial Compliance Meeting (21 June 2023), Gazcorp confirmed that the detailed design of the signalised intersections were submitted and approved by TfNSW (as indicated by Item 33 of the Construction Certificate Documentation Table). This is no longer relevant.	Not triggered
C36	Prior to the issue of any Occupational Certificate, the signalised intersection of the site access and Wallgrove Road must be constructed and approved for use by TfNSW.	Operation	This condition is regarding later phases of the development and so not reviewed as part of this compliance report. Will likely be reviewed in the next compliance monitoring report	Not triggered
C36A MOD2	Within 3 months of the date of the MOD 2 consent, the Applicant must provide to the Planning Secretary, a list of recommendations to minimise the safety risks identified in the Road Safety Audit titled <i>Momentum Industrial</i>	Construction	Gazcorp provided the 'Concept design road safety audit' to JBS&G which had previously been provided to DPE. Gazcorp provided the letter from DPE (October	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<i>Estate, Eastern Creek Concept design road safety audit</i> prepared by DC Traffic Engineering dated 19 December 2022. The Applicant must include a timetable for implementing the recommendations, to the satisfaction of the Planning Secretary.		2023) confirming that the requirements for this condition have been met.	
Operating Conditions				
C37	The Applicant must provide a minimum of 223 on-site car parking spaces (including at least 5 spaces for people with disabilities at a rate of two per 100 parking spaces) for use during operation of the Development.	Operation	Modification 4 included detailed design plans for the Lot 10 Warehouse. The design plans confirm that there are 223 car parking spaces (including 5 disabled). The number of parking spaces in the design meets the requirements of the condition. This will also need to be confirmed when the carpark is constructed, and line marking has been completed.	Complaint
C37A MOD2	The Applicant must ensure all estate roads are line marked and include signage in accordance with relevant Australian Standards and Austroads guidelines.	Operation	This condition is regarding later phases of the development and isn't reviewed as part of this compliance report.	Not triggered
C37B MOD2	Prior to the commencement of operation of the estate roads, the Applicant must install No Stopping signs for the full length of the estate roads within the development.	Operation	This condition is regarding later phases of the development and isn't reviewed as part of this compliance report.	Not triggered
C37C MOD2	The Applicant must enforce the No Stopping restrictions to ensure vehicles do not park along the estate roads within the development.	Operation	This condition is regarding later phases of the development and isn't reviewed as part of this compliance report.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C37D MOD4	The Applicant must ensure no more than 30% of the 19 m articulated vehicles associated with the operation of Warehouse 10 are refrigerated.	Operation	This condition is regarding later phases of the development and isn't reviewed as part of this compliance report.	Not triggered
C37E MOD4	The Applicant must maintain written truck logbook as required by Condition C66B demonstrating compliance with Condition C37D.	Operation	This condition is regarding later phases of the development and isn't reviewed as part of this compliance report.	Not triggered
C38	<p>The Applicant must ensure:</p> <ul style="list-style-type: none"> (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of <i>AS 2890.1:2004 Parking facilities Off-street car parking</i> (Standards Australia, 2004) and <i>AS 2890.2:2002 Parking facilities Off street commercial vehicle facilities</i> (Standards Australia, 2002); (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines; (c) the Development does not result in any vehicles queuing on the public road network; (d) heavy vehicles and bins associated with the Development are not parked 	At all times	Modification 4 included detailed design plans for the Lot 10 Warehouse. These architectural plans include wheel tracking of heavy vehicles (Super B doubles). Movements of these heavy vehicles are not through car parks so are separate to light vehicles.	Not triggered

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	<p>on local roads or footpaths in the vicinity of the site;</p> <p>(e) all vehicles are wholly contained on site before being required to stop;</p> <p>(f) all loading and unloading of materials is carried out on-site;</p> <p>(g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network;</p> <p>(h) all trucks leaving the site having had access to unpaved or contaminated areas shall depart via a wheel wash facility to prevent mud, dust or debris from being deposited on public roads. A wheel wash facility must be installed prior to the commencement of the removal of fill from the site in accordance with best practice or industry standard; and</p> <p>(i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.</p>			
C39	The Applicant shall provide bicycle racks and amenity and change room facilities for cyclists in accordance with <i>Planning Guidelines for Walking and Cycling</i> (NSW Department of Infrastructure, Planning and Natural Resources, Roads and Traffic Authority, December 2004).	At all times	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
Operational Traffic Management Plan				
C40	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the Development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by Condition DS and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) estimate the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; (d) provide measures to ensure the unhindered movement of authorised vehicles to the Warragamba to Prospect Pipeline; (e) detail the access and parking arrangements for operational vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network; (f) include details of proposed truck parking to ensure this is managed in an orderly manner; and (g) include a Driver Code of Conduct that details traffic management measures to be implemented during operation to: <ul style="list-style-type: none"> i. minimise impacts of the Development on the local and regional road network; 	Operation	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> ii. minimise conflicts with other road users; iii. ensure truck drivers use specified routes and minimise traffic noise during night-time hours; and iv. manage/control pedestrian movements. 			
C41	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence operation until the OTMP is approved by the Planning Secretary; and (b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of the Development 	Operation	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered
Workplace Travel Plan				
C42	<p>Prior to the commencement of operation of the Development, the Applicant must prepare a Workplace Travel Plan (WTP) for the Development to the satisfaction of the Planning Secretary. The WTP must form part of the OEMP required by Condition D5 and must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with TfNSW; (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site. 	Operation	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C43	The Applicant must: (a) not commence operation until the WTP is approved by the Planning Secretary; and (b) implement the most recent version of the WTP approved by the Planning Secretary for the duration of the Development.	Operation	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered
SOILS, WATER QUALITY AND HYDROLOGY				
Imported Soil				
C44	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department upon request.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that topsoil is being brought onto the site but is for Lot 11 and 12 (outside of this Compliance Monitoring Report). .	Compliant
Erosion and Sediment Control				
C45	Prior to the commencement of any construction or other surface disturbance, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the <i>Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book</i> (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by Condition D2.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that the requirements for sediment and erosion control are being implemented and indicated that stock piling was no longer occurring. During construction of Lot 10, the requirements for erosion and sediment control will be updated.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
Dam Dewatering				
C46	Dewatering of the dam shall be carried out so that there are no flows from the Site onto adjoining properties or roadways.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that there are no remaining dams. There are 14 sediment basins present which are associated with the construction phase.	Compliant
Stormwater Management System				
C47	<p>Prior to the commencement of construction, the Applicant must design, install and operate a stormwater management system for the Development. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with Council; (c) be generally in accordance with the conceptual design in the EIS; (d) be in accordance with applicable Australian Standards; (e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; and (f) be in accordance with the <i>Fairfield City Council Stormwater Management Policy</i> September 2017. 	Construction	<p>During the initial Compliance Meeting (21 June 2023), Gazcorp confirmed that this was part of the construction certificate (CC).</p> <p>Item 3 of the CC Documentation Table is a 'Civil Design Certificate' prepared by Orion Consulting Pty Ltd.</p> <p>JBS&G reviewed this Civil Design Certificate and confirmed that it complied with requirements (a) to (f) of condition C47.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C48	<p>Prior to the commencement of construction, a certificate must be submitted to Certifying Authority, certifying that:</p> <ul style="list-style-type: none"> (a) satisfactory arrangements have been made for the disposal of stormwater; (b) the Development will not impede or divert natural surface runoff so as to cause a nuisance to adjoining properties; (c) the drainage system has been designed to an Average Recurrence Interval (ARI) of not less than 5/20/100 years; and (d) the on-site detention system has been designed in accordance with Council's Engineering Guidelines to restrict the total discharge from the site to current discharge for all storms up to and including the 100-year storm event and restrict the peak discharge from the site for the 100 year 9- hour storm event to 140/1/s/ha. 	Construction	During the initial Compliance Meeting (21 June 2023), Gazcorp confirmed that the certificate referenced in condition C48 has been submitted to the Certifying Authority. The Design Compliance Certificate - Stormwater Pits & Culvert Base Slab was prepared prior to the issuance of the Construction Certificate (identified as Item 37 in the Construction Certificate Documentation Table).	Compliant
C49	Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage, on-site detention system and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority and Council.	Operation	During the initial Compliance Meeting (21 June 2023), Gazcorp confirmed the requirements for the occupation certificate will be satisfied later, before the issuing of the final Occupation certificate.	Not Triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C50	<p>Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a Registered Surveyor are to be submitted to the Certifying Authority and Council to verify that the drainage works have been completed in accordance with the approved plans. The works-as-executed plans shall show in red:</p> <ul style="list-style-type: none"> (a) sufficient levels and dimensions to verify the on-site detention storage volumes; (b) location and surface levels of all drainage pits, weir levels and dimensions; (c) invert levels of the internal drainage lines, orifice plates and outlet control pit; (d) finished floor levels of structures such as units and garages; (e) verification that the orifice plates have been fitted and the diameter of the fitted plates; (f) verification that a trash screen is installed; (g) location and levels of any overland flow paths through the site; and (h) details of any variations made from approved plans. 	Operation	During the initial Compliance Meeting (21 June 2023), Gazcorp confirmed the requirements for the Occupation Certificate will be satisfied later, before the issuing of the final Occupation Certificate.	Not Triggered
C50A MOD2	Prior to the issue of a Subdivision Works Certificate, the Applicant must construct the swale drain along the northern site boundary connecting Lot 11/12 to Reedy Creek.	Construction	No subdivision is occurring, as such this condition is not triggered. If this changes this requirement will then be triggered.	Not triggered

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Flood Management				
C51	All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.	Construction	During the initial Compliance Meeting (21 June 2023), Gazcorp confirmed that the requirements for flood management will be met. This will be reviewed in future reviews.	Not triggered
Operational Water Management Plan				
C52	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Water Management Plan (OWMP) to the satisfaction of the Planning Secretary. The OWMP must form part of the OEMP required by Condition D5 and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and DPIE Waler; (c) detail water use, metering, disposal and management on-site; (d) contain a Surface Water Management Plan (SWMP), including; <ul style="list-style-type: none"> i. a program to monitor: <ul style="list-style-type: none"> • surface water flows and quality; • surface water storage and use; and • sediment basin operation; ii. sediment and erosion control plans; 	Operation	This condition is regarding later phases of the development and is not reviewed as part of this compliance report.	Not triggered

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	iii. surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and iv. a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria.			
C53	The Applicant must: (a) not commence operation until the OWMP is approved by the Planning Secretary; and (b) implement the most recent version of the OWMP approved by the Planning Secretary for the duration of the Development.	Operation	This condition is regarding later phases of the development is not reviewed as part of this compliance report.	Not triggered
AIR QUALITY				
Dust Minimisation				
C54	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent	At all times	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that mitigation measures to reduce dust continue to be implemented which include: <ul style="list-style-type: none"> • Reviewing weather and planning works accordingly • Stop works if dusty • Using a water truck and sweeper These actions are noted within a daily log on site.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
			Cherrie Civil indicated that exceedances occurred in March and that works were stopped due to dust levels on one occasion.	
C55	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the Development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	Construction	<p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that mitigation measures to reduce dust continue to be implemented.</p> <p>Specifically, water carts are used onsite and the site's internal roads are used for movement (i.e. they do not use public roads).</p> <p>During the site visit (18th July 2024) JBS&G observed that a lot of the site had been covered in top soil so the surface was stabilised.</p>	Compliant
AIR QUALITY				
C56	<p>Prior to the commencement of construction works, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by Condition D2 and be prepared in accordance with Condition D1. The CAQMP must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) detail and rank all emissions from all sources of the Development, including particulate emissions; 	Construction	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that there have been no changes to the Construction Air Quality Management Plan (CAQMP) and that no additional CAQMP have been written and/or implemented for external works. It was also confirmed that this plan has not needed to be updated/revised.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status													
	<div>(c) demonstrate compliance with the <i>Protection of the Environment Operations Act 1997</i> (NSW) and its associated regulations;</div> <div>(d) demonstrate that no offensive odours would be delectable beyond the boundary of the premises;</div> <div>(e) identify the control measures that that will be implemented throughout construction works;</div> <div>(f) describe measures to identify non-compliances and strategic measures to manage any non compliance; and</div> <div>(g) describe proactive and reactive management strategies.</div>																
	NOISE																
	Hours of Work																
C57	<div>The Applicant must comply with the hours detailed in Table 5, unless otherwise agreed in writing by the Planning Secretary.</div> <div>Table 5: Hours of Work</div> <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="3">Earthworks and construction</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr><tr><td>Saturday</td><td>8 am to 1 pm</td></tr><tr><td>Sundays or Public Holidays</td><td>No work is permitted</td></tr><tr><td>Operation</td><td>Monday – Sunday</td><td>24 hours</td></tr></table>	Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Sundays or Public Holidays	No work is permitted	Operation	Monday – Sunday	24 hours	At all times	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that the timings listed in condition are being adhered to.	Compliant
Activity	Day	Time															
Earthworks and construction	Monday – Friday	7 am to 6 pm															
	Saturday	8 am to 1 pm															
	Sundays or Public Holidays	No work is permitted															
Operation	Monday – Sunday	24 hours															

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C58	<p>Works outside of the hours identified in Condition C57 may be undertaken in the following circumstances:</p> <ul style="list-style-type: none"> (a) works that are inaudible at the nearest sensitive receivers; (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or (c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm. 	At all times	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that there have not been any works within the estate that have occurred outside of the identified hours including emergency events.	Compliant
Construction Noise Limits				
C59	The Development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 6.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that there is continual noise logging at four locations in line with the approved CEMP.	Compliant
Construction Noise Management Plan				
C60	Prior to the commencement of construction, the Applicant must prepare a Construction Noise Management Plan (CNMP) for the Development to the satisfaction of the Planning Secretary. The CNMP must form part of a CEMP required by Condition D2 and must:	Construction	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that the construction noise management plan (CNMP) has been approved by the Planning Secretary.</p> <p>They also indicated they are currently using the CEMP for the overall estate and</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary; (b) be approved by the Planning Secretary prior to the commencement of construction of each stage of the Development; (c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time); (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed with the community for managing high noise generating works; and (f) describe the community consultation undertaken to develop the strategies in (e); and (g) include a complaints management system that would be implemented for the duration of the Development. 		will adopt the Lot 10 specific CEMP as approved by the Planning Secretary in June 2024.	
C61	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction of any relevant stage until the CNMP is approved by the Planning Secretary; and 	Construction	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that the construction noise management plan (CNMP) was updated and approved with the CEMP for the development prior to	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status															
	(b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.		the commencement of works (part of the CEMP for the construction certificate).																
Operational Noise Limits																			
C62 MOD1	<p>The Applicant must ensure the Development does not exceed noise limits in Table 6 below or the project specific noise trigger levels determined by a noise verification required by condition A13A, whichever is lower, at the receivers shown in Figure 6 in Appendix 5:</p> <p>Table 6: Noise Limits db(A)</p> <table border="1"> <thead> <tr> <th>Location</th><th>Day L_{night} (min)</th><th>Evening L_{night} (min)</th><th>Night L_{night} (min)</th><th>Night L_{night} (min)</th></tr> </thead> <tbody> <tr> <td>Residential receivers</td><td>48</td><td>43</td><td>38</td><td>52</td></tr> <tr> <td>Industrial development to the south</td><td>51</td><td>51</td><td>51</td><td></td></tr> </tbody> </table> <p>Note: Noise generated by the Stage 1 Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the Noise Policy for Industry (2207) (as may be updated or replaced from time to time). Refer to the plan in Appendix 5 for the location of the residential sensitive receivers.</p>	Location	Day L _{night} (min)	Evening L _{night} (min)	Night L _{night} (min)	Night L _{night} (min)	Residential receivers	48	43	38	52	Industrial development to the south	51	51	51		Operation	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered
Location	Day L _{night} (min)	Evening L _{night} (min)	Night L _{night} (min)	Night L _{night} (min)															
Residential receivers	48	43	38	52															
Industrial development to the south	51	51	51																
Noise Wall																			
C63	<p>The Applicant must:</p> <p>(a) complete the noise wall along the southern boundary of the site shown in Figure 6 in Appendix 5 within six (6) months of commencing any construction including bulk earthworks.</p>	Construction	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed mulch noise wall currently installed on site is temporary and a permanent Wall will be constructed once Lot 10 construction is commenced. This was accepted by DPE.	Compliant															

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> (b) consider the use of noise absorptive material in the construction of the noise wall; and (c) ensure that the design of the noise wall is endorsed by a suitably qualified and experienced noise expert. 			
Post-Operation Noise Verification Report				
C64	<p>A noise verification report must be submitted to the Department within three months of the commencement of use of the Warehouse 10 building. The report must be prepared by a suitably qualified and experienced acoustic consultant and include:</p> <ul style="list-style-type: none"> (a) an analysis of compliance with noise limits specified in Condition C62; (b) an outline of management actions including but not limited to install acoustic enclosures around rooftop mechanical plant to be taken to address any exceedances of the limits specified in Condition C62; and (c) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level. 	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered
C65	<p>The Applicant shall:</p> <ul style="list-style-type: none"> (a) implement best management practice, including all reasonable and feasible measures to prevent and minimise noise and vibration during 	At all times	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that full-time noise monitoring (3 No units) and vibration monitoring (2 No units) continues to be undertaken during the	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<p>construction and operation of the Development (including low frequency noise and traffic noise);</p> <p>(b) minimise the noise impacts of the Development during adverse meteorological conditions;</p> <p>(c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and</p> <p>(d) regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.</p>		<p>construction phase of the project. Cherrie Civil also confirmed that all machinery used in construction activities is well-maintained and does not idle unnecessarily (reducing noise).</p> <p>As the site is still in the construction phase, operational noise and vibration monitoring cannot occur yet.</p>	
Road Traffic Noise				
C66	<p>Prior to the commencement of construction, the Applicant must prepare a Driver Code of Conduct and induction training for the Development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the Development.</p>	Construction	<p>Cherrie Civil confirmed that the Driver Code of Conduct and induction training for the development has been completed. The Driver Code of Conduct is identified as Item 40 in the Construction Certificate Documentation Table and is present within the planning portal.</p> <p>Light vehicles etc. are limited to 20km/h onsite.</p>	Compliant
C66A MOD4	<p>The Applicant must ensure all refrigerated trucks which access or are stored at the site emit noise without tonal characteristics or strong low frequency content, in accordance with the Noise Policy for Industry (EPA, 2017).</p>	Operation	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C66B MOD4	<p>For the life of the development (or such other time as agreed to in writing by the Planning Secretary), the Applicant must maintain a logbook of all refrigerated trucks which visits the site. For each truck, the logbook must detail the following:</p> <p>(d) the date and time of the truck's arrival/departure;</p> <p>(e) the manufacturer, model, and type of refrigerated truck; and</p> <p>(f) the total daily number of refrigerated trucks accessing Warehouse 10.</p> <p>The logbook must be submitted to the Planning Secretary on an annual basis as part of the development's Compliance Report prepared in accordance with the Compliance Monitoring and Reporting Program (see Condition D13).</p>	Operation	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered
VIBRATION				
Vibration Criteria				
C67	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical</i></p>	Construction	<p>This condition is no longer necessary as all pavements have been built in the last 6 months.</p> <p>This will however be relevant in future stages of the development.</p>	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<i>guideline</i> (DEC 2006) (as may be updated or replaced from time to time).			
C68	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in Condition C67.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that vibratory compactors were not used closer than 30 metres to residential buildings (closest residential building over 150m from site boundary).	Compliant
C69	The limits in Conditions C67 and C68 apply unless otherwise outlined in a CNMP, approved as part of the CEMP required by Condition D2 of this consent.	Construction	The Construction Noise and Vibration Management Plan was included within the approved CEMP. During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that full-time noise monitoring (3 No) and vibration monitoring (2 No) continues to be undertaken during the construction phase of the project.	Compliant
ABORIGINAL HERITAGE				
Aboriginal Cultural Heritage Management Plan				
C70	Before the commencement of any clearing or construction works, the Applicant must prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) for the Development to protect and manage 45-5-3684 O/VR 1 Prospect), WR2 and the area of archaeological sensitivity next to Reedy Creek to the satisfaction of the Planning Secretary. The ACHMP must form part of the CEMP required by Condition D2 and must:	Construction	The Aboriginal Cultural Heritage Management Plan (ACHMP) was prepared in accordance with the requirements and was signed off as part of the CEMP. During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that requirements of the ACHMP included site induction for the development, specifically discussing unexpected finds. Cherrie Civil also confirmed that there	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the Development; and (c) describe the measures to protect the Aboriginal artefacts in perpetuity. 		were no unexpected heritage finds in the last 6 months.	
C71	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction until the ACHMP is approved by the Planning Secretary; and (b) implement the most recent version of the ACHMP approved by the Planning Secretary for the duration of the Development. 	Construction	During the initial compliance meeting (21 June 2023), Gazcorp confirmed that the most recent Aboriginal Cultural Heritage Management Plan (ACHMP) is the same as that included in the CEMP, which has been approved by the Planning Secretary. The ACHMP was included as part of the CEMP and was used to inform the Construction Certificate (Item 42 in the Construction Certificate Documentation Table).	Compliant
Unexpected Finds Protocol				
C72	<p>If any item or object of Aboriginal heritage significance, or relic as defined by the <i>Heritage Act 1977</i> (NSW) is identified on site:</p> <ul style="list-style-type: none"> (a) all work in the immediate vicinity of the suspected Aboriginal item, object or relic must cease immediately; (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and 	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	(c) the Heritage Division of the Department of Premier and Cabinet (the former Heritage Division of the OEH) (or in relation to a relic, the Heritage Council) must be contacted immediately.			
C73	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> (NSW).	At all times	Note	Not triggered
BIODIVERSITY AND BIOSECURITY				
C74	<p>Prior to the issue of a Construction Certificate, the Applicant must prepare a Biodiversity Staging Plan which must:</p> <ul style="list-style-type: none"> (a) be approved by the Planning Secretary; (b) detail the proposed staging of site clearing works for the entire development; (c) detail the number and type of credits required to be retired for Stage 1, and all subsequent stages proposed in (b); (d) ensure the relevant biodiversity credits are retired prior to the corresponding site clearing identified in (b); (e) ensure the minimum biodiversity credits to be retired are: 	Construction	<p>During the initial compliance meeting (21 June 2023), Gazcorp confirmed that a Biodiversity Staging Plan for the development has been prepared and meets all requirements of the condition. The plan was approved by DPE on 3 August 2022 (Item 43 of the Construction Certificate Documentation Table).</p> <p>This staging plan is also present within the planning portal.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> i. 173 ecosystem credits for the Biometric Vegetation Type HN529 or HN526 in the Cumberland-Hawkesbury/Nepean IBRA subregions or any adjoining IBRA subregion; ii. 56 ecosystem credits for the either Biometric Vegetation Type HN528 or HN526 in the Cumberland-Hawkesbury/Nepean IBRA subregions or any adjoining IBRA subregion; iii. 30 ecosystem credits for the Biometric Vegetation Type HN526 in the Cumberland Hawkesbury/Nepean IBRA subregions or any adjoining IBRA subregion; and iv. an additional offset credit calculated based on a habitat polygon created for <i>Primelea Spicata</i> within the vegetated south-eastern portion of the site in accordance with the (former) OEH's <i>Framework for Biodiversity Assessment</i> (FBA) and the <i>Biobanking Assessment Methodology</i> 2014 (BBAM); <p>(f) detail the proposed methodology for securing the appropriate biodiversity credits; and</p>			

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	(g) outline the procedure to be followed if the relevant biodiversity credits are not available for purchase, in accordance with Condition C76.			
C75	Prior to the issue of a Construction Certificate, the Applicant must purchase and retire 36 species credits for the species Southern Myotis (<i>Myotis Macropus</i> – breeding habitat).	Construction	During the initial compliance meeting (21 June 2023), Gazcorp confirmed the biodiversity offset credits have been purchased as evidenced in the Construction Certificate Documentation Table (Item 44).	Compliant
C76	<p>Should any of the credits required by Condition C74 not be available for purchase, the Applicant must:</p> <ul style="list-style-type: none"> (a) place an expression of interest for the purchase of those credits; (b) liaise with Heritage Division of the Department of Premier and Cabinet (former OEH) and Councils to obtain a list of potential sites that meet the requirements for offsetting; and (c) consider properties for sale in the required area; or (d) provide evidence of why offset sites are not feasible and propose an alternative in an offset strategy to be approved by the Planning Secretary. <p>Note: If the Applicant seeks a variation to the offset rules, the Applicant must demonstrate that reasonable steps have been taken to find like-for-like offsets in accordance with Section 10.5.4.2 of the FBA and Appendix A of the (former) OEH's NSW Biodiversity Offsets Policy for Major Projects 2014</p>	Construction	During the initial compliance meeting (21 June 2023), Gazcorp confirmed the biodiversity offset credits have been purchased as evidenced in the Construction Certificate Documentation Table (Item 44).	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C77	<p>Prior to the commencement of construction, the Applicant must prepare a Vegetation and Riparian Management Plan (VRMP) for the Development to the satisfaction of the Planning Secretary. The VRMP must form part of the CEMP required by Condition D2 and the OEMP required by Condition D5. The VRMP must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with Council and DPIE Water; (b) be prepared in accordance with the <i>Guidelines for Vegetation Management Plans on Waterfront Land</i> (Department of Primary Industries - Office of Water, 2012); (c) include a strategy to maintain conservation areas in perpetuity; (d) provide for delineation (fencing, bollards or similar) and interpretative signage at an early stage of the Development to prevent inadvertent access to the environmental areas during construction; (e) focus on using local provenance where revegetation is planned; (f) include a wide range of Cumberland Plain Woodland species to be planted; and (g) ensure the welfare of fauna during construction. 	Construction and Operation	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that no changes have been made to the Vegetation and Riparian Management Plan (VRMP) and that no additional VRMP have been written for external works. Gazcorp also confirmed that the VRMP will be included in the OEMP.</p>	Compliant
C78	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction until the VRMP is approved by the Planning Secretary; and 	Construction	<p>During the initial compliance meeting (21 June 2023), Gazcorp confirmed that the Vegetation and Riparian Management Plan (VRMP) has been approved by</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	(b) implement the most recent version of the VRMP approved by the Planning Secretary for the duration of the Development.		Planning Secretary. Since the VRMP was approved with the CEMP it formed part of the construction certificate.	
Pests, Vermin and Noxious Weed Management				
C79	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. <p><i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).</i></p>	At all times	<p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that a 2m fence has been built as a pest management measure.</p> <p>The site inspection by JBS&G (18th July 2024) did not identify any pest/vermin.</p>	Compliant
HAZARDS AND RISK				
C80	<p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p> <ul style="list-style-type: none"> (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids. 	At all times	<p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that only small volumes of chemicals/oils were stored on site.</p> <p>During the site visit (18th July 2024) JBS&G observed multiple petrol and oil containers on the ground outside of the chemical store shed. Cherrie Civil stated these were out due to maintenance that</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
			was occurring at the time. The issue was rectified during the site visit and the containers were removed.	
			Fuels are brought in on trucks (i.e. not stored onsite). Maintenance for machinery is performed onsite by external mechanics.	
C81	In the event of an inconsistency between the requirements of Conditions C80(a) and C80(b), the most stringent requirement must prevail to the extent of the inconsistency.	At all times	Note	Not triggered
C82	Prior to the commencement of operation, an Emergency/Evacuation Plan must be prepared for the Development in accordance with A <i>Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> (NSW Rural Fire Service, December 2014).	Operation	This condition is related to operation. Gazcorp will need to consider producing an Emergency/Evacuation Plan prior to the operation of the site. This will be assessed during future audits.	Not triggered
	Dangerous Goods			
C83	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	At all times	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that asbestos had been identified on site. At the time of the site visit the asbestos was contained and was to be removed in the w/c 22 July 2024.	Compliant
	Bunding			
C84	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's <i>Storing and Handling of Liquids</i> :	At all times	During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that only small volumes of chemicals/oils were stored on site.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<i>Environmental Protection - Participants Handbook.</i>		<p>During the site visit (18th July 2024) JBS&G observed multiple petrol and oil containers on the ground outside of the chemical store shed. Cherrie Civil stated these were out due to maintenance that was occurring at the time. The issue was rectified during the site visit and the containers were removed.</p> <p>Fuels are brought in on trucks (i.e. not stored onsite). Maintenance for machinery is performed onsite by external mechanics.</p>	
	WASTE MANAGEMENT			
	Waste Storage			
C85 MOD1	Prior to the commencement of construction of warehouse building 10, the Applicant must submit the design of the waste storage area, to the satisfaction of the Planning Secretary. The waste storage area is required to be designed in consultation with Council.	Construction	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that the waste storage areas design in consultation with Council satisfies the Planning Secretary. This will also form a part of the Occupation Certificate.	Compliant
C86	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	At all times	<p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that waste is secured and maintained in designated areas during Stage 1 construction works.</p> <p>Waste is currently limited to relatively minimal amounts of fencing, metal, timber etc. Waste is stored to the north of the site office and is disposed of offsite when needed.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
Refuse Management Plan				
C87	<p>Prior to the commencement of operation, the Applicant must prepare a Refuse Management Plan (RMP) for the Development to the satisfaction of the Planning Secretary. The RMP must form part of the OEMP and be prepared in accordance with Condition D5. The Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the Development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> (NSW), <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Applicant's Management and Mitigation Measures included in Appendix 6. 	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered
C88	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence operation until the RMP is approved by the Planning Secretary; and (b) implement the most recent version of the RMP approved by the Planning 	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	Secretary for the duration of the development.			
Statutory Requirements				
C89	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	At all times	<p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that all waste materials removed from site during construction will be directed to a waste management facility or other lawful premises.</p> <p>Cherrie Civil stated that no waste has been removed from site. Asbestos was found onsite in July 2024 and was present during the recent site visit (18th July 2024). Cherrie Civil stated it was to be removed w/c 22 July 2024.</p> <p>Cherrie Civil provided JBS&G with documentation, including disposal dockets and an asbestos clearance inspection report, stating that the asbestos was removed as of 25th July 2024.</p>	Compliant
C90	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	At all times	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that no liquid waste has been generated during construction at the time of this compliance report. They were aware that any liquid waste needed to be disposed of accordingly.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C91	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	At all times	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that no waste has been received from offsite.	Compliant
C92	The collection of waste generated during operation of the Development must be undertaken between 7am to 10pm Monday to Friday.	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered
CONTAMINATION				
C93	Prior to the commencement of earthworks, the Applicant must prepare an Unexpected Contamination Procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with Condition D2 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Construction	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that no changes have been made to Unexpected Contamination Procedure as outlined in the CEMP. Cherrie Civil confirmed this protocol is included in the site induction. Since the previous compliance monitoring report there was an unexpected find of approximately 100m ³ of asbestos impacted soil. At the time of site inspection (18 th July) it was contained as a covered stock pile.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
VISUAL AMENITY				
Landscaping				
C94	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) for the development to manage the revegetation and landscaping works on site to the satisfaction of the Planning Secretary. The LMP must form part of the OEMP required by Condition D5 and must:</p> <ul style="list-style-type: none"> (a) detail the species to be planted on-site; (b) ensure landscaping is undertaken as a minimum in accordance with the Landscape Plans prepared by Site Image contained within the EIS and as amended by the RtS and Condition C94(f) below; (c) ensure landscaping is established as early as possible; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (e) be consistent with the Applicant's Management and Mitigation Measures at Appendix 6; and (f) where practicable and feasible, provide for landscaping within car parking areas and along access roads that supports tree species which, with appropriate spacing and when mature, will maximise areas of tree canopy. 	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C95	The Applicant must: (a) not commence operation until the LMP is approved by the Planning Secretary; (b) must implement the most recent version of the LMP approved by the Planning Secretary; and (c) maintain the landscaping and vegetation on the site in accordance with the approved LMP for the life of the Development.	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered
C96	Where practicable and feasible, the Applicant shall implement the perimeter landscape treatments prior to the commencement of construction, to ensure sufficient time for the establishment of a landscape buffer.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that where practical the riparian area had been planted. Additional planting needs to be done in spring and will be done in September 2024.	Complaint
C97	Within three months of the commencement of operation, other than the perimeter landscape treatments, the Applicant shall provide evidence to the satisfaction of the Planning Secretary, demonstrating that the landscaping has been implemented in accordance with the LMP.	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
Offsite Visual Impact Mitigation				
C98	<p>For a period of 12 months from the commencement of operation, the owner of any nearby residential receivers (Lot 2406 DP 1090132, Lot 2405 DP 1090132, Lot 2404 DP 1090132 and Lot 2403 DP 1090132) may ask the Applicant in writing to establish landscape screening on the receivers land to minimise the visual impacts of the Stage 1 development on their residence (including its curtilage). Upon receiving such a written request from the owner of these residences, the Applicant must implement reasonable landscape screening in consultation with the owner making the request.</p> <p>The landscape screening must be implemented within 12 months of receiving the written request, unless the Secretary agrees otherwise. If the Applicant and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Secretary for resolution.</p>	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered
Lighting				
C99	<p>The Applicant must ensure the lighting associated with the Development:</p> <ul style="list-style-type: none"> (a) complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) is mounted, screened and directed in such a manner that it does not create 	At all times	This condition is regarding later phases of the development and so not reviewed as part of this compliance report.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	a nuisance to surrounding properties or the public road network.			
	<i>Note: This condition does not apply to temporary construction and safety related signage and fencing.</i>			
	COMMUNITY ENGAGEMENT			
C100	The Applicant must consult with the community regularly throughout the Development, including consultation with the nearby sensitive receivers identified on Figure 6 in Appendix 5, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Construction	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that community engagement processes continues. Gazcorp stated there had been no complaints during the compliance period.</p> <p>The project website has not published its monthly complaints report since March. Gazcorp are to rectify this and upload its monthly reports.</p> <p>On behalf of Gazcorp, Consentium has a 24/7 project hotline set up and regularly updates nearby residents on the progress of the development including letter box drops. Monthly complaint reports are uploaded to the project website.</p>	Compliant
	WATER NSW WARRAGAMBA TO PROSPECT PIPELINES CORRIDOR			
C101	Prior to the commencement of construction, a geotechnical investigation must be prepared to confirm that the proposed construction would not adversely affect the integrity of the Pipelines or stability of the embankments within the pipelines corridor.	Construction	<p>During the initial Compliance Meeting (21 June 2023), Gazcorp confirmed that the geotechnical investigation referenced required by the condition was prepared. This was completed by Douglas and Partners in March 2022 and is listed as Item 47 in the Construction Certificate Documentation Table.</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C102	Adequate temporary and permanent security must be installed to prevent people and vehicles from entering the Warragamba to Prospect Pipelines Corridor.	At all times	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed when works took place a temporary fence was erected near-by. This will be replaced by a permanent fence when the footpath is completed. They will install permanent fencing between Lot 10 and the road head, as well as between the road head and intersection. They also confirmed that Water NSW have security personnel in proximity of the corridor each day.	Compliant
TRANSMISSION LINE EASEMENT				
C103	All works must follow the <i>Work Near Overhead Power Lines Code of Practice 2006</i> (WorkCover NSW, 2006).	At all times	Note	Not triggered
C104	Any construction and maintenance works within the easement must observe the 6 metre safe approach distance to the exposed conductors when performing work which requires that plant to approach electrical apparatus.	Construction	Note	Not triggered
C105	Any work within the easement must be carried out by an accredited person in presence of a safety observer.	At all times	Note	Not triggered
C106	Mobile plant is required to be earthed when operated within the easement.	Construction	Note	Not triggered
WESTERN SYDNEY FREIGHT LINE CORRIDOR				

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
C107	<p>Prior to the issue of any Construction Certificate, the Applicant must:</p> <ul style="list-style-type: none"> (a) make allowances for the future construction of railways in the vicinity of the approved development, as agreed by TfNSW; (b) in consultation with TfNSW, prepare a regime for consultation with and approval by TfNSW for the construction of the building foundations for the development, which may include geotechnical and structural certification; (c) provide drawings, reports and other information related to the design, construction and maintenance of the approved development, to TfNSW; (d) submit drawings showing ground surface, drainage infrastructure, sub-soil profile and structural design of sub-ground support adjacent to the corridor, to the satisfaction of TfNSW; and (e) provide any other information reasonably requested by TfNSW. 	Construction	<p>No significant changes to the activities on site and therefore no need to consult additionally for the Western Sydney Freight Line.</p> <p>Modification 4 included correspondence from TfNSW confirming that they did not have concerns. The “Future Freight Corridor” is marked in the detailed architectural plans included within this modification and no buildings or roads are within this area.</p>	Compliant
C108	<p>Prior to the issue of any Occupation Certificate, relevant works-as-executed drawings must be submitted to TfNSW, in a format agreed to by TfNSW. Works-as-executed drawings must be to the satisfaction of TfNSW.</p>	Operation	<p>To be reviewed in a future audit closer to commencement of use of the Development.</p>	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
ADVISORY NOTES				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the Development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times	Note	Not triggered
PART 4 ENVIRONMENTAL MANAGEMENT				
Management Plan Requirements				
D1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, 	At all times	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed that all management plans for the Development have been prepared in accordance with the guidelines outlined in the condition. These plans make up the Development's CEMP which was signed off by the planning secretary.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	limits, or performance measures and criteria;			
	(d) a program to monitor and report on the:			
	i. impacts and environmental performance of the development;			
	ii. effectiveness of the management measures set out pursuant to paragraph (c) above;			
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts are reduced to levels below relevant impact assessment criteria as quickly as possible;			
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;			
	(g) a protocol for managing and reporting any:			
	i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);			
	ii. complaint;			
	iii. failure to comply with statutory requirements; and			
	(h) a protocol for periodic review of the plan.			

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
<p><i>Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>				
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
D2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of Condition D1 and to the satisfaction of the Planning Secretary and in consultation with TfNSW and Council.	Construction	The site wide CEMP was approved by Planning Secretary in June 2024 which included Stage 1 and Lot 10.	Compliant
D3	<p>As part of the CEMP required under Condition D2 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> (a) Construction Traffic Management Plan (CTMP) (see Condition C31); (b) Erosion and Sediment Control Plan (see Condition C45); (c) Construction Air Quality Management Plan (CAQMP) (see Condition C56); (d) Construction Noise Management Plan (CNMP) (see Condition C60); (e) Aboriginal Cultural Heritage Management Plan (ACHMP) (see Condition C70); (f) Vegetation and Riparian Management Plan (VRMP) (see Condition C77); (g) Unexpected Contamination Procedure (see Condition C93); and 	Construction	The site wide CEMP was approved by Planning Secretary in June 2024 which included Stage 1 and Lot 10.	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	(h) Community Consultation and Complaints Handling.			
D4	<p>The Applicant must:</p> <p>(a) not commence construction of the Development until the CEMP is approved by the Planning Secretary; and</p> <p>(b) carry out the construction of the Development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</p>	Construction	<p>(a) The CEMP was approved by the Planning Secretary on 22 December 2022. Construction did not begin until March 2023.</p> <p>(b) During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that an updated site wide CEMP including Lot 10 has been approved by the Planning Secretary in June 2024.</p> <p>In relation to the Air Quality Management plan, there are four full time dust monitors on site. Cherrie Civil provided the dust monitor reporting. JBS&G reviewed these and even through there which some exceedances of the adopted criteria (PM2.5: average per 24 hours of 25ug/m3 and annually less than 8ug/m3; PM10: average per 24 hours of 50ug/m3 and annually less than 25ug/m3).</p> <p>It was noted that in the report there were comments/actions when elevated dust levels were recorded. These actions included reviewing the occurrence and stopping of activities. Within the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that additional dust mitigation measures were implemented where required which</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
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included reviewing works, wetting down, and implementing additional water carts. Cherrie Civil also confirmed that these actions were noted within a daily log on site.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

D5	<p>The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of Condition D1 and to the satisfaction of the Planning Secretary. As part of the OEMP, the Applicant must include the following:</p> <ul style="list-style-type: none"> (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development; (b) describe the procedures that would be implemented to: <ul style="list-style-type: none"> i. keep the local community and relevant agencies informed 	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered
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Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<p>about the operation and environmental performance of the Development;</p> <p>ii. receive, handle, respond to, and record complaints;</p> <p>iii. resolve any disputes that may arise;</p> <p>iv. respond to any non-compliance; and</p> <p>v. respond to emergencies.</p> <p>(c) include the following environmental management plans:</p> <p>i. Operational Traffic Management Plan (OTMP) (see Condition C40)</p> <p>ii. Workplace Travel Plan (W1P) (see Condition C42);</p> <p>iii. Operational Water Management Plan (OWMP) (see Condition C52);</p> <p>iv. Vegetation and Riparian Management Plan (VRMP) (see Condition C77)</p> <p>v. Refuse Management Plan (RMP) (see Condition C87); and</p> <p>vi. Landscape Management Plan (LMP) (see Condition C94).</p>			
D6	<p>The Applicant must:</p> <p>(a) not commence operation until the OEMP is approved by the Planning Secretary; and</p>	Operation	To be reviewed in a future audit closer to commencement of use of the Development.	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	(b) operate the Development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).			
	REVISION OF STRATEGIES, PLANS AND PROGRAMS			
D7	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of an incident report under Condition D9; (b) the submission of a Compliance Monitoring and Reporting Program under Condition D13; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under Condition C2(b) which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	At all times	<p>Gazcorp confirmed in writing that all strategies, plans and programs required under this consent were reviewed after each event detailed in Condition D7.</p> <p>No evidence of notifying the Department of these review events was provided until 30 July 2023, which is outside of the three-month window of the events detailed in Condition D7.</p> <p>When plans have been updated these have been submitted to the Planning Secretary via the Major Projects website.</p> <p>The most recent modification (MOD 5) did not change the conditions of this consent.</p>	Compliant
D8	If necessary, to either improve the environmental performance of the Development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six (6)	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	weeks of the review.			
	<i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>			
REPORTING AND AUDITING				
Incident Notification, Reporting and Response				
D9	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 7.	At all times	Note	Not triggered
Non-Compliance Notification				
D10	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	At all times	Note	Not triggered
D11	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what	At all times	Note	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	actions have been, or will be, undertaken to address the non-compliance.			
D12	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Note	Not triggered
Compliance Reporting				
D13	No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.	Construction	This condition has been satisfied.	Not triggered
D14	Compliance Reports of the Development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	This report meets the requirement of this condition.	Compliant
D15	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	At all times	<p>The previous compliance monitoring reports are on the Gazcorp project website (https://www.momentumestate.com.au/planning/)</p> <p>The initial compliance report is present on the Gazcorp project website and is dated 31 October 2023, which is within 60 days of the submitted date to the department (20 September 2023).</p>	Not triggered

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
			The second compliance report is also present on the Gazcorp project website.	
	Monitoring and Environmental Audits			
D16	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	At all times	Note	Not triggered
	ACCESS TO INFORMATION			
D17	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> i. the documents referred to in Condition C2 of this consent and the final layout plans for the development; 	At all times	<p>Gazcorp confirmed that project specific information required by Condition D17 was available on the company website – majority of which was required for the Construction Certificate.</p> <p>This is publicly accessible in the following location: https://www.momentumestate.com.au/planning/</p>	Compliant

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; v. regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; vi. 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; vii. a summary of the current stage and progress of the development; viii. contact details to enquire about the development or to make a complaint; 		<p>This website contained information including:</p> <ul style="list-style-type: none"> • The current status of the project • Most recent planning consent • Summary of the monitoring results (within the compliance report) • Stamped plans • Staging plan 	

Order Term No.	Order Term	Development Phase	Compliance Report Comment	Compliance Status
	<ul style="list-style-type: none"> ix. a complaints register, updated monthly; x. the Compliance Reporting of the development; xi. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; xii. any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>			

Appendix D Appendix 6 Management and Mitigation Measures Compliance Table

	Order Term	Development Phase	Compliance report comment	Compliance Status
Construction Management				
MM1	A Construction Management Plan (CMP) will be prepared and submitted to the Principal Certifying Authority for approval prior to the release of the Construction Certificate.	Construction	<p>Previous Compliance Monitoring Reports have confirmed that the CMP was approved by the certifying authority which was part of the Construction Certificate.</p> <p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that a CEMP for Lot 10 had been approved and will be implanted in the future.</p>	Compliant
MM2	A Works Agreement Deed is to be negotiated with the RMS and executed prior to the issue of a Construction Certificate.	Construction	Previous Compliance Monitoring Reports have confirmed the construction certificate the Works Authorisation Deed was completed with Transport for NSW prior to the issue of the Construction Certificate (noted as Item 32 in the Documentation Table of the Construction Certificate).	Compliant
MM3	A Traffic Construction Management Plan is to be prepared and recommendations are to be implemented for the Stage 1 construction works.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that the recommendations of the Traffic Construction Management Plan are still being implemented onsite. This includes a new dedicated construction access from the north as well as signage around and within the site.	Compliant
Heritage				
MM4	Prior to the Stage 1 works a program of test and salvage excavation will be undertaken on the slightly elevated land adjacent to the creek and its confluence, within the	Construction	A test and salvage excavation program was completed on the area of potential archaeological	Compliant

	Order Term	Development Phase	Compliance report comment	Compliance Status
	area of archaeological sensitivity that is proposed to be impacted.		<p>sensitivity to inform the Aboriginal Cultural Heritage Assessment for the development. This Assessment is displayed on the Major Projects Planning Portal.</p> <p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that the recommendations within the heritage impact assessment are being implemented including inductions having a slide on heritage. They also confirmed that there have been no unexpected heritage finds.</p>	
Noise				
MM5	<p>The following design elements will be included as part of the Stage 1 warehouse building:</p> <ul style="list-style-type: none"> - The southern wall of the Stage 1 building (made of Colourbond steel) will require 50mm of glasswool insulation to attenuate noise. - The roof to be constructed from minimum 0.42mm sheet metal with 50mm glasswool insulation underneath. - A noise barrier along the southern boundary will be provided. The minimum height for the screen will be 3m (above the elevation of the land), the barrier can be constructed with Colourbond, CFC sheet, Perspex or similar. - Operational noise management measures that would be implemented include: <ul style="list-style-type: none"> • Truck delivery drillers should limit the use of exhaust brakes on internal roads and Wallgrove Road. • Where practical, trucks are to be switched off whilst in the loading dock 	At all times	Note – design or operational aspects and will be reviewed in future compliance reports.	Not triggered

	Order Term	Development Phase	Compliance report comment	Compliance Status
	and not to be left idling. This would apply to airbrake compressors to limit discharge within the loading dock area.			
	Waste			
MM6	An Operational Waste Management Plan will be prepared for the Stage 1 building prior to the occupation of the warehouse.	Operation	To be reviewed in a future compliance report closer to commencement of use of the Development.	Not triggered
	Visual			
MM7	Details of the Stage 1 building colour scheme, external cladding and finishes will be provided for the approval of the Director-General prior to the commencement of construction.	Construction	Modification 4 included a photo montage of the Lot 10 Warehouse. This identified that the warehouse will be a light grey colour. This will also need to be confirmed when the façade has been installed.	Compliant
MM8	Future applications will be lodged providing detail on signage and lighting for the Stage 1 building.	At all times	The modification Application Report (for MOD 4) included details of signage and confirms compliance of the requirements for condition A10: "A maximum of one illuminated sign is permitted on each elevation of each building. All illuminated signage must be oriented away from residential receivers"	Compliant
	Geotechnical			
MM9	Prior to filling commencement, remove all vegetation and root affected soil from the proposed filling area.	Construction	During the initial Compliance Meeting (June 2023), Gazcorp confirmed, all vegetation and root affected soil has been removed prior to filling. This was also viewed by JBS&G when walking around site as only soil was being	Compliant

	Order Term	Development Phase	Compliance report comment	Compliance Status
			spread and compacted. Gazcorp also confirmed, proposed filling areas have been treated to the required depth and compacted to the required specification (dry density ratio). This compaction is confirmed by a geotechnical engineer who is onsite everyday supervising operations during construction. During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that all previously existing dams have been drained and the soil mixed for re-use.	
MM10	Rip the exposed surface to a depth of not less than 300mm and re-compact to a minimum dry density ratio of 98%, relative to Standard compaction, adjusting the moisture content of the ripped and re-compacted surface to within 2% of Standard optimum moisture content. Proof roll the treated surface using a minimum 10 tonne smooth drum roller in non-vibration mode. The surface should be rolled with a minimum of six passes with the last two passes observed by an experienced geotechnical engineer to detect any 'soft spots'.	Construction		
MM11	Any heaving materials identified during proof rolling should be treated as directed by the geotechnical engineer, which is likely to require the localised removal and replacement of unsuitable soil.	Construction		
MM12	Place all new filling in layers of 300 mm maximum compacted thickness. The filling should be free of oversize particles (>150 mm) and deleterious material.	Construction		

	Order Term	Development Phase	Compliance report comment	Compliance Status
MM13	Compact all filling to a minimum dry density ratio of 98%,relative to Standard compaction, whilst maintaining a moisture content within 2% of Standard optimum moisture content. The minimum dry density ratio should be increased to 100% relative to Standard compaction within the upper 300 mm of pavement subgrades and building footprints. A maximum dry density ratio of 102% is recommended for all filling to reduce the potential for swelling post-compaction.	Construction		
MM14	Maintain the moisture within the clay until the area is covered by buildings or pavements. Recent monitoring of foundation/floor slab movement measured heave of up to 60 mm for a warehouse floor slab cast on dry clay filling.	Construction		
MM15	Density testing of the filling should be carried out in accordance with AS3798 "Guidelines for Earthworks for Commercial and Residential Developments". Filling placed beneath building platforms and pavements should be carried out to a Level 1 inspection and testing programme.	Construction		
MM16	Prior to placement of filling it will be necessary to pump out all existing water from the dam, remove all soft and wet sediments from the sides and base, remove all existing filling within dam embankments and strip the base of each dam to a suitable natural ground surface. Once stripped and prepared, all dams should be inspected by an experienced geotechnical engineer.	Construction		
Bushfire Protection				

	Order Term	Development Phase	Compliance report comment	Compliance Status
MM17	<p>Management of the Site generally, except for the vegetation within the riparian corridor to Reedy Creek, shall comply with the recommendations of Appendix A5.4 & Appendix A5.5 of Planning for Bushfire Protection 2006 and Standards for Asset Protection Zones, including:</p> <ul style="list-style-type: none"> - Maintain a clear area of low cut lawn or pavement adjacent to the buildings; utilise non-flammable materials such as scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to the buildings; - Keep areas under shrubs and trees raked and clear of combustible fuels - Maintain trees and shrubs in such a manner that tree canopies are separated by 2m and understorey vegetation is not continuous. 	At all times	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that the requirements of the condition will be met.</p> <p>Modification 4 included detailed design plans for the Lot 10 Warehouse including external elevations.</p>	Not triggered
MM18	The northern, western and southern walls of the Stage 1 Warehouse Building will be constructed to comply with BAL 40, pursuant to AS. 3959 - 2009- ' <i>Construction of Buildings in Bushfire Prone Areas</i> '. Louvres or vents located within these walls will be fitted to ember protection mesh comprising corrosion resistant steel or bronze mesh with a maximum aperture of 2mm.	Construction		
MM19	Roller doors will be fitted with ember protection to the head. Ventilation openings [slats] in roller doors will not be permitted.	Construction		
MM20	External seals to precast panels will be non-combustible.	Construction		
MM21	The fire-fighting water supply to the proposed building will comply with the BCA and Australian Standard AS. 2419.1 - 2005.	At all times		
MM22	A site specific evacuation plan will be prepared for each building. The Evacuation Plan shall address the requirements of A.S. 3745-2002 -' <i>Emergency Control</i>	Operation		

	Order Term	Development Phase	Compliance report comment	Compliance Status
	<i>Organisation and Procedures for Buildings, Structures and Workplaces.</i>			
	Flora and Fauna			
MM23	Construction Measures <ul style="list-style-type: none"> - Mark clearing limits to further reduce clearing extents and to retain potential habitat and other ecologically significant features at the edges of the clearing limits wherever practicable; - Limit vehicular and plant equipment access to this area during construction; - Install temporary fencing to mark the limits of clearing and "no-go" areas; and - Construction staff informed with regards to the status and location of protected areas during site induction and/or tool box talks. 	Construction	<p>During the Site Inspection (18th July 2024), JBS&G noted that the extent of the site had been marked out and restricted areas (riparian, Transgrid etc) had been identified.</p> <p>During the Site Inspection, Cherrie Civil also confirmed that in relation to the ecological significant areas (western and southeastern regions):</p> <ul style="list-style-type: none"> - No topsoil stripping had been undertaken - The riparian zones are noted in GPS units onsite. <p>Cherrie Civil also confirmed during the Site Inspection that:</p> <ul style="list-style-type: none"> - when clearing the main area of the site, the trees were checked for hollows and fauna, and nothing was found. <p>The dams in the northwest and southwest areas of the site had been drained and the one located in the southeast area is currently being drained. No fauna was identified.</p>	Compliant
MM24	<p>Where clearing of vegetation and fauna habitats will take place, pre-clearing and clearing protocols are recommended that include:</p> <ul style="list-style-type: none"> - Preparation of an inventory of trees and hollows to be removed, prior to clearing; - Pre-clearance checks of hollow-bearing trees for the presence of bird nests and arboreal mammals, such as possums, gliders and bats, prior to felling; - Safe removal of animals found to be occupying trees prior to the clearing of trees and their appropriate relocation into nearby woodlands; and - Relocation of transportable features such as salvaged tree hollows, felled limber and large logs in the woodland areas to be retained to allow their continued use as fauna habitat. 	Construction		

	Order Term	Development Phase	Compliance report comment	Compliance Status
MM25	A dam drainage protocol which involves the safe removal of animals to suitable alternate locations by a suitably qualified ecologist or wildlife carer, timing of decommissioning works to non-breeding seasons for appropriate target species and implementation of chytrid protocols for ecologists and machinery entering the water to limit the transmission of disease.	Construction		
MM26	Erosion and sediment control plans will be implemented to mitigate the impact of soil disturbance and to prevent secondary or off-site impacts, particularly impacts on adjacent native vegetation along Reedy Creek.	Construction	<p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that the Sediment and Erosion Management Plan within the CEMP has been implemented. They also stated that a certifier comes onsite weekly to confirm that all actions are appropriate under ErSED and that any recommendations received by them are implemented.</p> <p>During the Site Inspection JBS&G confirmed that sediment controls were being implemented around the site however some of these could be improved.</p>	Compliant
MM27	Stockpiles of overburden will be managed to limit unintended soil movement away from designated compound areas into adjacent woodland.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that the requirements for sediment and erosion control are being implemented, in line with the approved CEMP. Cherrie Civil stated that there was no stockpiling occurring. If stock piling occurs in the future Cherrie Civil is to ensure there is no stockpiles greater than 2 metres	Compliant

	Order Term	Development Phase	Compliance report comment	Compliance Status
			and stockpiles will be sealed with rollers to reduce dust. During the Site Visit (19 January 2024) photos were taken onsite by JBS&G to confirm this.	
MM28	All work sites will be constructed and managed in accordance with 'Managing Urban Stormwater: Soils and Construction' (Landcom,2004, "Blue Book").	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that the requirements for sediment and erosion control are being implemented, in line with the approved CEMP. During the Site Inspection (18 th July 2024), photos were taken onsite by JBS&G to confirm this.	Compliant
MM29	Topsoils being stored for reapplication should be stabilised using a blanket type Method.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that they understand that the soil is to be placed in layers to allow for adequate compaction. Photos were taken onsite by JBS&G to confirm this.	Compliant
MM30	Any topsoil that is reapplied will be stabilised by seeding using a grass species native to the Cumberland Plain.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that the top soil retained natural seeds which have grown and stabilised the surfaces.	Compliant

	Order Term	Development Phase	Compliance report comment	Compliance Status
MM31	<p>A Riparian Management Plan will be prepared and implemented to provide for the biodiversity improvement of the Reedy Creek riparian corridor through restoration and ongoing management. The Riparian Management Plan will include:</p> <ul style="list-style-type: none"> - Protection of the riparian corridor during construction; - Restoration and ongoing management of riparian vegetation; - Management of riparian vegetation as habitat for native wildlife; - Feral animal management; - Instructions for planting endemic species of local provenance - Weed management; - Reduction of sediment and nutrient delivery to waterways; - In-stream erosion control; - Fire management; and - Monitoring and reporting protocols. 	Construction	<p>During the Compliance Meeting (18th July 2024), Cherrie Civil confirmed that where practical the riparian area had been planted. This is approximately 50% and remaining areas will be completed in September 2024.</p> <p>Modification 4 included detailed design plans for the Lot 10 Warehouse. These architectural plans identify the riparian setback areas.</p>	Not triggered
MM32	<p>Biodiversity credits for HN528 and HN529 vegetation communities will be purchased and offset to compensate for the clearing of relevant vegetation. The number of credits to purchased and retired will be 50% of the ecosystem credits established under the BioBanking Assessment Methodology.</p>	Construction	<p>Previous Compliance Monitoring repots have confirmed the biodiversity offset credits have been purchased as evidenced in the Construction Certificate Documentation Table (Item 44).</p>	Compliant
Contamination				
MM33	<p>An Unexpected Finds Protocol (UFP) will be established for site development, including set procedures in the event that asbestos or chemical contaminated soil is encountered during excavations.</p>	Construction	<p>During the Compliance Meeting (18th July 2024), Gazcorp confirmed that no changes have been made to Unexpected Contamination Procedure as outlined in the CEMP. Cherrie Civil confirmed this protocol is included in the site induction.</p>	Compliant

	Order Term	Development Phase	Compliance report comment	Compliance Status
			Since the previous compliance monitoring report an unexpected find was identified on site. The material was asbestos, at the time of the site inspection (18 th July 2024), it had been contained to a pile. Gazcorp stated this was to be removed the following Wednesday (24 th July 2024)	
MM34	Further assessment of the dam water will be undertaken to determine an appropriate method of discharge or removal.	Construction	During the Compliance Meeting (18 th July 2024), Cherrie Civil confirmed that there were no dams remaining on site.	Compliant
Stormwater and Flooding				
MM35	The stormwater management system for the Masterplan will need to be designed to ensure that each development site provides peak flow reduction through OSD in accordance with the parameters set out in Appendix K in order to compensate for the lack of OSD associated with the internal access road.	Construction	During the Compliance Meeting (18 th July 2024), Gazcorp confirmed requirements for stormwater and flooding will be implemented into the design of each building. It was stated by Gazcorp that each building will be operated as a single catchment (to allow for staging) and then feed into the onsite detention.	Compliant
MM36	The Stage 1 interim stormwater management scenario will need to be designed to provide OSD for the internal access road in accordance with the parameters set out in Appendix K.	Construction		
MM37	At each stage of development a revised interim stormwater management system will need to be provided, until all the remaining lots have been developed at which time the OSD systems provided on all the development sites will compensate for the impervious area of the access road, as provided for under the ultimate strategy, and the temporary basins can be decommissioned.	At all times		

	Order Term	Development Phase	Compliance report comment	Compliance Status
MM38	The stormwater treatment installed will need to remove the pollutant loads for total suspended solids (TSS), total phosphorus (TP), total nitrogen (TN) and Gross Pollutants in accordance with Appendix K	Construction		
MM39	In order to minimise flood impacts, the efficiency of the swale located in the south-east corner of the Site is to be designed so that it operates at a similar efficiency to the existing situation.	Construction		
MM40	Erosion control measures will be implemented on the banks of Reedy Creek with consideration of the nature of the underlying soil and its susceptibility to scour.	Construction	During the Site Visit (18 th July 2024), JBS&G confirmed that ErSed control measures were installed on the banks of Reedy Creek.	Compliant

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