



Compliance Report 2024: Earthworks Phase

Yiribana Logistics Estate: SSD 10272349

GPT Pty Ltd

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SLR Project No.: 630.032129.00001

17 February 2025

Revision: 1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
0.1 Draft for Client Review	13 February 2025	Louis Flemming Anna Cochrane	Anna Cochrane	Anna Cochrane
1.0 Final Report	17 February 2025	Anna Cochrane	Sean Wilson	Anna Cochrane

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Steven Avramov and Grant Taylor from the GPT Group (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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Table of Contents

Basis of Report	i
Acronyms and Abbreviations	iii
Executive Summary	iv
1.0 Introduction	5
1.1 Project Overview	5
1.2 Compliance Reporting Phase and Period	7
1.3 Compliance Report Scope.....	7
1.4 Compliance Report Criteria	7
1.5 Compliance Status Descriptors	7
1.6 Project Activities During Compliance Reporting Period.....	8
1.7 Key Personnel.....	8
2.0 Previous Report Actions	9
2.1 Additional Compliance Information Requested by DPHI	9
3.0 Compliance Status Summary	9
4.0 Incidents	22
5.0 Complaints	22
6.0 Trends in Monitoring Data	22
7.0 Actions to be Implemented during the 2025 Compliance Reporting Period	24

Tables

Table 1: Compliance Status Descriptors	8
Table 2: Key Personnel.....	8
Table 3: Compliance Reporting Summary.....	9
Table 4: Non-Compliance Summary	11
Table 5: Complaints	22

Figures

Figure 1: Regional Locality.....	6
Figure 2 The Yards Stage 1 Development	6
Figure 3: Compliance Summary – Assessed Conditions	10



Appendices

- Appendix A** **Compliance Table**
- Appendix B** **Action Status Table**
- Appendix C** **Compliance Report Declaration Form**
- Appendix D** **Figures and Photos**

Acronyms and Abbreviations

CEMP	Construction Environment Management Plan
Compliance PAR	Compliance Reporting Post Approval Requirements
DA	Development Application
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
CEMP	Environment Management Plan
EPA	NSW Environmental Protection Authority
IEA	Independent Environmental Audit
LGA	Local Government Area
NSW	New South Wales
SLR	SLR Consulting Australia
SSD	State Significant Development
RFI	Request for Further Information
WSEA	Western Sydney Employment Area



Executive Summary

SLR Consulting Australia (SLR) were engaged by GPT Pty Ltd (GPT) to develop this Compliance Report for the Yiribana Logistics Estate (Yiribana), within the Mamre Road Precinct (MRP) within the Penrith Local Government Area (LGA).

The Yiribana development was approved in September 2023 as State Significant Development (SSD) (SSD-10272349), operating under SSD 10272349.

This Compliance Report has been developed in accordance with Condition C14 of SSD 10272349 and the *Post Approval Requirements: Compliance Reporting* (Department of Planning and Environment 2020), (Compliance PAR). This Compliance Report covers the three months after the start of earthworks in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2020), (Compliance PAR). Condition 14 also requires the compliance report to:

- Identify any trends in the monitoring data over the life of the development.
- Identify any discrepancies between the predicted and actual impacts of the development and analyse the potential cause of any significant discrepancies.
- Describe what measures will be implemented over the next year to improve the environmental performance of the development.

The initial Compliance Report must be prepared and submitted to NSW Planning by 17 January 2025. An extension request was submitted and approved with the due date now being 17 February 2025.

SLR undertook a document review to determine compliance at the Yiribana development.

Of the 589 conditions and sub conditions identified within SSD 10272349, 326 were assessed as relevant and triggered for the current operations. Of those, 312 (96%) were found to be compliant with SSD 10272349, while 14 (4%) were found non-compliant.

While it is noted that in general, the identified non-compliances are relatively low risk and that many are administrative in nature, addressing these items through improvement of plans, processes, management actions will contribute to further improvement of the overall environmental compliance and performance of the project.

GPT are committed to following up corrective actions to address the identified non-compliances and improve the development's future environmental compliance performance.

Recommendations to assist GPT improve environmental compliance and performance are included in Table 4 and in the Action Status Table presented in Appendix B.



1.0 Introduction

1.1 Project Overview

The Yiribana Logistic Estate (Yiribana), operated by GPT Pty Ltd (GPT), was approved in September 2023 from the Department of Planning, Housing and Infrastructure (DPHI) as a State Significant Development (SSD-10272349). The estate is adherent to SSD 10272349. Yiribana is located within the Mamre Road Precinct (MRP) within the Penrith Local Government Area (LGA) and the Western Sydney Employment Area (WSEA) (see Figure 1).

Yiribana is described as 754-770 and 784-786 Mamre Road in Kemps Creek and is legally described as Lot 59-60 in deposited Plan 259135 within the Penrith Local Government Area (LGA).

The Site is bound by agricultural uses to the north, south and east and Mamre Road to the west. It is situated approximately 12km south-east of Penrith Central Business District (CBD) and 40km west of Sydney CBD.

The Stage 1 construction comprises two (2) industrial warehouses, an office space an internal road network, 35m environmental corridors, building locations, GFA, setbacks, car parking and built form parameters.

Additionally, Stage 1 works comprise of;

- Subdivision
- Fit-out and operation of two warehouses and ancillary office space
- Site preparation works, including:
 - Estate-wide clearing of all vegetation
 - Dam-dewatering
 - Estate-wide bulk earthworks
 - Construction of retaining walls
- Provision of site servicing infrastructure to support:
 - Warehouse and distribution
 - Other manufacturing industries
- Construction and use of warehouse 1 and 3 for:
 - Other manufacturing industries
 - Warehouse and distribution centres (operating 24 hours/day, seven days/week)
- Internal road network
- Associated car parking
- Signage
- Landscaping
- Site servicing
- Stormwater infrastructure

Figure 2 shows the approved site layout.



Figure 1: Regional Locality

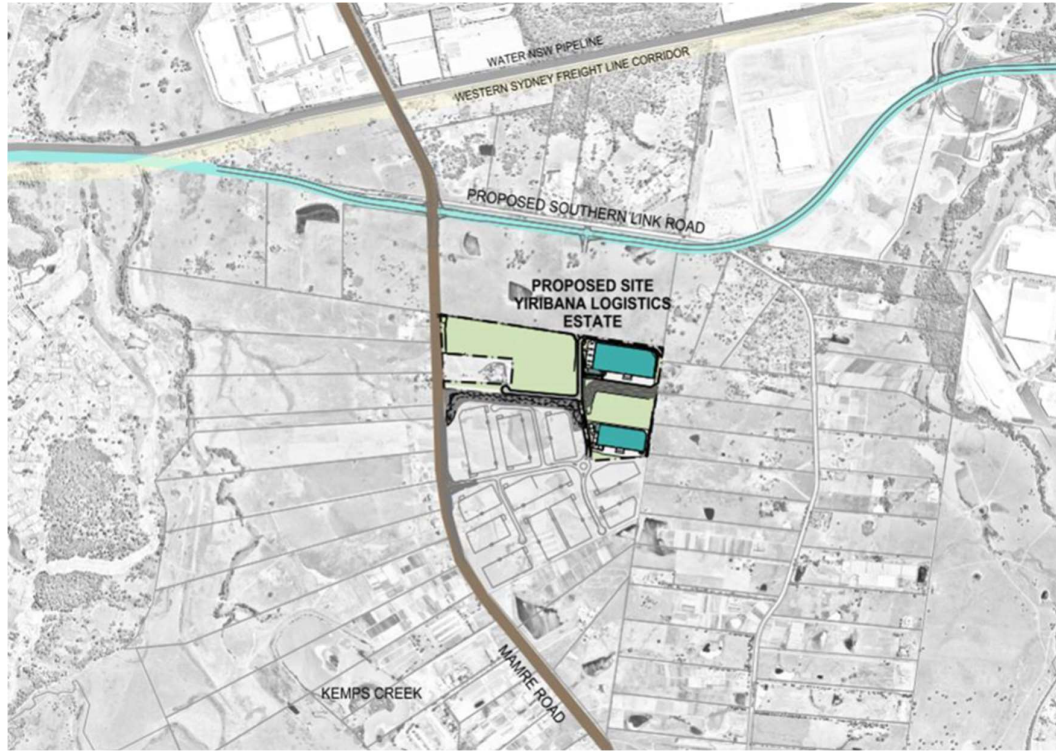
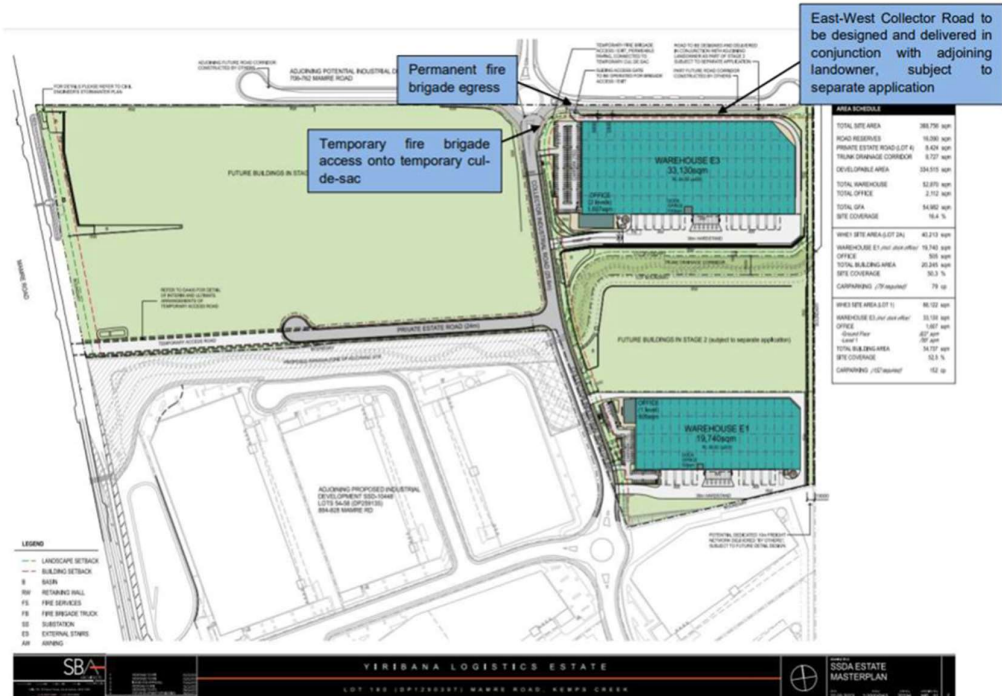


Figure 2 The Yards Stage 1 Development



1.2 Compliance Reporting Phase and Period

As per Condition C14 of SSD 10272349, and Table 1 of the Compliance PAR, a Compliance Report Within three months after the commencement of earthworks of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), for the duration of earthworks and construction works.

Based on the commencement date of 17 August 2024 for earthworks phase activities, the first Compliance Report was due by 17 January 2025. A request for Extension was lodged by GPT, which was approved by DPHI with the new submission date of 17 February 2025.

1.3 Compliance Report Scope

The scope of this compliance report includes the assessment compliance of Yiribana, following the start of earthworks of the development during the reporting period.

Compliance review activities, comprising site inspection (outside of the reporting period on 6 February 2025), data validation and personnel interviews were conducted. Further personnel interviews and compliance data validation was undertaken remotely between October to February 2025.

1.4 Compliance Report Criteria

As required by Condition C14, compliance of operations during the reporting period have been assessed against conditions of Project Approval SSD 10272349.

As required by Condition C14, Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- a) identify any trends in the monitoring data over the life of the development;
- b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- c) describe what measures will be implemented over the next year to improve the environmental performance of the development.

Condition C14 (a) to (c) have been addressed in Sections 6.0 and 7.0.

1.5 Compliance Status Descriptors

In alignment with the Compliance PARs, the terms used in this Compliance Report to describe compliance of the site with the relevant approval documentation are outlined in Table 1



Table 1: Compliance Status Descriptors

Compliance Status Descriptor	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 had not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.
Note only	A statement or fact, where no assessment of compliance is required.

1.6 Project Activities During Compliance Reporting Period

During the reporting period the following activities occurred at Yiribana East:

- Site mobilisation and commencement of initial construction works.
- Haul road establishment;
- Basin, diversion drain and slit fencing construction;
- Bulk earthworks;
- Warehouse 1 and 3 Pads topsoil strip;
- Demolition; and
- Dam dewatering.

1.7 Key Personnel

The names and contact details of the key personnel who are responsible for the environmental compliance management of the development are listed in Table 2.

Table 2: Key Personnel

Name	Role	Contact Details
Steven Avramov	Development Manager	Steven.Avramov@gpt.com.au
Grant Taylor	Assistant Development Manager	Grant.Taylor@gpt.com.au



2.0 Previous Report Actions

Given this is the initial Compliance Review Report for the development, there are no related previous report actions.

2.1 Additional Compliance Information Requested by DPHI

DPHI did not request that additional information be included in this Compliance Report.

3.0 Compliance Status Summary

Appendix A presents the detailed assessment of compliance against the conditions of the SSD 10272349.

A summary of compliance against the Development Consent conditions is presented in Table 3 and Figure 3. Note that total number of conditions in Table 3 is calculated based on the number of individual subsets to each condition, which aligns with the compliance reporting requirements at per Item 3, Section 3.1.6 of the Compliance PAR.

Table 4 sets out the compliance status summary for identified non-compliances with one or more subset of a compliance requirements of the Development Consent. Note that Table 4 should be read in conjunction with the Action Status Summary table presented in Appendix B.

Of the 589 conditions and sub conditions identified within SSD 10272349, 326 were assessed as relevant and triggered for the current operations. Of those, 312 (96%) were found to be compliant with SSD 10272349, while 14 (4%) were found non-compliant.

While it is noted that in general, the identified non-compliances are relatively low risk and that many are administrative in nature, addressing these items through improvement of plans, processes, management actions will contribute to further improvement of the overall environmental compliance and performance of the project.

GPT are committed to following up corrective actions to address the identified non-compliances and improve the development's future environmental compliance performance.

Recommendations to assist GPT improve environmental compliance and performance are included in Table 4 and in the Action Status Table presented in Appendix B.

Table 3: Compliance Reporting Summary

Compliance Status	Project Approval SSD-10272349	Total	Percentage of total conditions	Percentage of assessed conditions
Compliant	312	312	53%	96%
Non-compliant	14	14	2%	4%
Not Triggered	258	258	44%	n/a
Note only	5	5	1%	n/a
Total conditions	589	589	100%	n/a
Total assessed conditions (excluding not triggered and notes)	326	326	55%	100%



Figure 3: Compliance Summary – Assessed Conditions

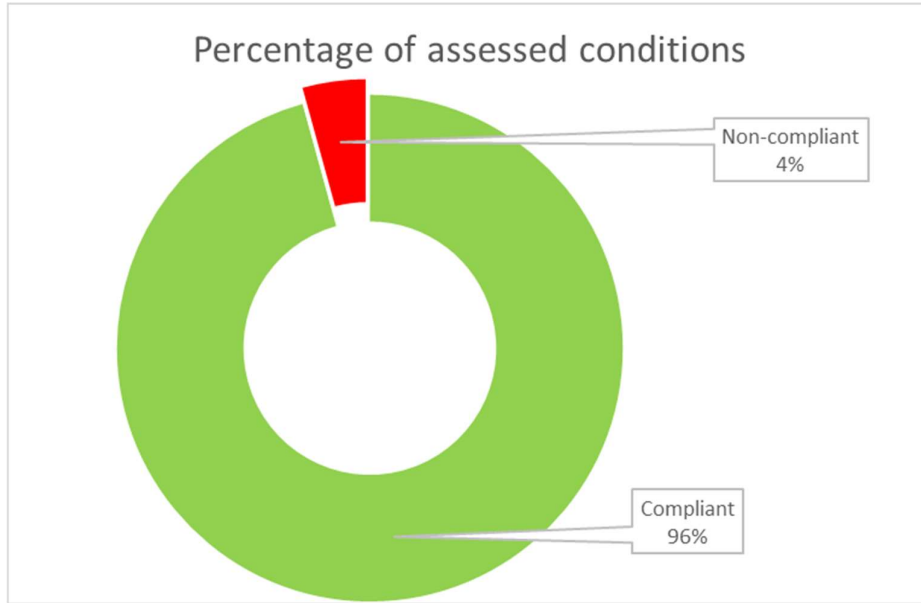


Table 4: Non-Compliance Summary

Condition of Consent Number	Compliance Requirement	Development Phase	Details of non-compliance	Reporting Agency	Formal Enforcement Action	Proponent's Response
B10	Within 12 months of the date of this consent, or as otherwise agreed by the Planning Secretary, the Applicant must prepare and submit the following plans to facilitate the construction and delivery of the East-West Local Road, in consultation with Council and the landowner of 706-752 Mamre Road, Kemps Creek (Lot 1, DP 104958), and to the satisfaction of the Planning Secretary:	All	GPT have been working with ISPT (owner or adjacent property along northern boundary) and Council to develop the plan and measures required by Condition B10. Have met with ISPT and Council, however works are delayed pending resolution of project unknowns pending ISPT DA approval. Therefore, this Condition has not yet been complied with within 12 months of the date of the Consent. Recommendation: 2024_RC_01: Continue working with relevant parties to develop and submit plans as required by Condition B10 of SSD-10272349.	DPHI – via this compliance report	Nil	GPT is committed to ongoing collaboration with relevant stakeholders to develop and submit plans required by Condition B10 of SSD-10272349.
B10a	a Staging Plan for the East-West Local Road construction, including:	All				
B10a (i)	details of the scope of works to be undertaken on the site (including connection to the adjoining North South Collector Road) and the adjoining site at 706-752 Mamre Road, Kemps Creek (Lot 1, DP 104958) (see Figure 1 in Appendix 1);	All				
B10a (ii)	an arrangement on timing of the works; and	All				
B10b	a detailed design plan of the East-West Local Road prepared in accordance with the design requirements under the MRP DCP. Note: The detailed design of the East-West Local Road may require modification(s) to SSD-10272349 or be subject to a merit assessment as part of a separate DA(s).	All				
B25c	The Applicant must: implement the ESCP approved by the Planning Secretary for the duration of earthworks and construction; and	Construction	Based on monthly ER reports and monthly CPESC reports between September and November 2024, the implementation of the ESCP was mostly in accordance with the ESCP. However, a non-compliance was noted by the ER (see Condition B26) as erosion and sediment controls implemented for Warehouse 3 catchment were inconsistent with the approved Erosion and Sediment Control Plan (P92_YBA_GPT_23-00001-ESC-RB (Rev 1.5)). Site inspection observations during preparation of this CR indicated erosion and sedimentation controls have been implemented, monitored and are being maintained onsite. Environmental inspection records sighted during site visit Recommendation: 2024_RC_02: Ensure erosion and sediment controls implemented for the development are consistent with the current approved version of the ESCP.	DPHI – via this compliance report	Nil	ESCP (dated 3 September 2024, revision 2.0) was approved on 8 November 2024 and is the current version of ESCP controls being implemented for earthworks activities at the project site. Site environmental management controls and inspections are implemented via earthworks contractor to confirm that the implemented ESCP controls align with the controls specified in the current approved version of the ESCP.
B26	The ER appointed in accordance with condition A33, shall make a written statement to the Planning Secretary confirming the erosion and sediment controls are operational, prior to the commencement of earthworks and other construction activities for the development. The ER must also verify that disturbed areas have been adequately stabilised at the completion of earthworks.	Construction	ER made written statements to the Planning Secretary confirming the erosion and sediment controls are operational, prior to the commencement of earthworks and other construction activities for the development. Evidence sighted: * An inspection of the warehouse # 3 erosion and sediment controls was undertaken in accordance with condition B 46. Refer to separate letter and report for details (reference 22024-GPT-B26 -20_9_24). *Establishment of ERSED controls for Warehouse # 2 and eastern portion of warehouse #4 undertaken with B26 letter issued (reference 22024-GPT-B26 - 8_10_24) *Additional B26 letter required for the western portion of WH4 catchment and WH4 basin. During the reporting period, a non-compliance with condition B26 was noted and recommended by the ER as erosion and sediment controls implemented for the Warehouse # 4 catchment were inconsistent with the approved Erosion and Sediment Control Plan (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5)). A revised ESCP (ver 2.0) had been prepared and submitted to Sydney Water for review and submitted to DPHI for approval on 29 October 2024. Measures in the revised ESCP had been implemented for	DPHI	Nil	GPT and construction contractor (Burton) will review environmental compliance management systems and processes for the project to ensure that the required erosion and sediment controls are operational prior to the commencement of earthworks and other construction activities; and to ensure that disturbed areas have been adequately stabilised to the satisfaction



Condition of Consent Number	Compliance Requirement	Development Phase	Details of non-compliance	Reporting Agency	Formal Enforcement Action	Proponent's Response
			Warehouse #4, however these were inconsistent with the approved measures as outlined in the current approved version of the ESCP (ver 1.5). Recommendations: 2024_RC_03: Review compliance management systems and processes to ensure that the required erosion and sediment controls are operational prior to the commencement of earthworks and other construction activities for the development; and to ensure that disturbed areas have been adequately stabilised to the satisfaction of the ER at the completion of earthworks. 2024_RC_04: Implement a compliance management and tracking process to ensure that the review and approvals required by Conditions C8 and C9 are addressed prior to implementation of any new or updated management plans, strategies or programs where these are required by conditions of SSD- 10272349.			of the ER at the completion of earthworks. GPT and construction contractor (Burtons) will implement an environmental compliance management and tracking for construction activities to ensure that conditions of SSD- 10272349 are addressed when triggered during the works.
B69	The Applicant must provide the Planning Secretary with evidence that:	Earthworks Construction	Copies of the relevant Statements were sighted, however records confirming provision of this information to the Planning Secretary were not able to be located for review.	DPHI – via this compliance report	Nil	GPT will ensure that a copy of the biodiversity credit retirement Statements are submitted to DPHI via the Major Projects portal, if they have not already been lodged via the portal.
B69a	the retirement of biodiversity credits has been completed (see condition B67); or	Earthworks Construction	Personnel interviews indicated some certainty that this information has been provided to the Planning Secretary at the time the credits were retired, however, records of lodgement via the Major Project portal, nor via email or other means of submission were able to be located as evidence of submission. In absence of records confirming payment, a non-compliance is recorded against this condition and associated sub-conditions.			
B69b	a payment has been made to the Biodiversity Conservation Fund (see condition B68), prior to undertaking any clearing or construction works for the development.	Earthworks Construction	Recommendation: 2024_RC_05: Locate evidence confirming submission of a copy of the biodiversity credits retirement statements for references 835 - Cumberland river flat forest; 1800 - Cumberland Swamp Oak riparian forest; and 10549 - Myotis macropus (Southern Myotis) have been provided to the Planning Secretary. If this evidence is not located, ensure that a copy of the relevant Statements are submitted via the Major Projects portal.			
C4b	The Applicant must: 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.	Construction	ER Monthly Reports August 2024 to January 2025 sighted, indicating the development was undertaken in general accordance with CEMP requirements. Verified during site inspection. However, non-compliance against this condition is recorded for this compliance review due to PM10, 24hr averaged dust exceedances identified and reported in the ER October 2024 report. Further information requested by the Department, submitted 13 December 2024. Relevant correspondence sighted. Recommendation: 2024_RC_06: Obtain closure from DPHI in response to the reported October 2024 non-compliance with PM10 24 hour averaged dust exceedances.	DPHI	Nil	GPT will work to obtain closure from DPHI in response to the reported October 2024 non-compliance with PM10 24 hour averaged dust exceedances.
C11	The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	All	Three potential non-compliances with Conditions of Consent were recorded during the reporting period as follows: POTENTIAL NON-COMPLIANCE #1: Schedule 2, Condition B26 – Erosion and sediment controls inconsistent with approved ESCP (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5)) (Refer to Condition B26 for details) POTENTIAL NON-COMPLIANCE #2: Schedule 2, Condition C11 – Non-compliance notification • In the October 2024 ER Report, the ER noted that it was not confirmed that formal notification for the potential non-conformance against Condition B26 (as outlined above) had been provided to the Department in accordance with requirements of Condition C11. In the report, the ER also requested that the applicant (GPT) should confirm notification of the NC or otherwise notify. • 8 November 2024, GPT provided verbal notification to DPHI of the potential non-compliance against Condition B26 and followed this up on the same day with an email to DPHI (email from Grant Taylor to Gabriel Shaw Peters, 8 November 2024; "GPT Yiribana East - Monthly ER Report October"). DPHI replied via email the same day, advising the potential non-compliance with Condition B26 was currently being reviewed by NSW Planning Assessments team. In this email, DPHI also provided the following advice: "For	DPHI	Nil	GPT will review incident notification and reporting process and upgrade where necessary to include an incident register to record and track non-compliances and incidents, as per the recommendations outlined in Condition C12.



Condition of Consent Number	Compliance Requirement	Development Phase	Details of non-compliance	Reporting Agency	Formal Enforcement Action	Proponent's Response
			<p><i>future potential non-compliances of this nature, please continue to notify me as you have done here.</i>"</p> <p>POTENTIAL NON-COMPLIANCE #3: Schedule 2, Condition C4(b) – October 2024 ER Report: PM10 24-hour dust exceedances (Refer to Condition C4(b) for details)</p> <p>From evidence reviewed and personnel interviews, it is noted that non-compliance notifications were not provided in writing via the Major Projects portal as required by Condition C11. The Department's email advice dated 8 November 2024 requesting that direct email notifications be continued is noted. However, it is further noted that it does not appear that the project has yet implemented a consistent process to ensure that non-compliance and incident notifications are provided to the Department in alignment with the requirements of Conditions C10, C11 and Appendix 5 of the Consent.</p> <p>Recommendation: 2024_RC_07: Implement a formal incident notification and reporting process including an incident register to record and track non-compliances and incidents, as per the recommendations outlined in recommendations at Condition C12. Include the three reported notifiable potential non-compliances in the incident register and retain applicable investigation records for each, namely:</p> <ul style="list-style-type: none"> • Potential Non-Compliance #1: Schedule 2, Condition B26 – Erosion and sediment controls inconsistent with approved ESCP (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5)). • Potential Non-Compliance #2: Schedule 2, Condition C11 – Non-compliance notification. • Potential Non-Compliance #3: Schedule 2, Condition C4(b) – October 2024 ER Report: PM10 24-hour dust exceedances. 			
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	All	<p>The non-compliance notifications provided to DPHI under Condition C10, and DPHI's email advice provided on 8 November 2024 do not appear to have aligned with the information required by Condition C12, which requires non-compliance notifications must:</p> <ul style="list-style-type: none"> • Identify the development • Identify the development application number • Set out: <ul style="list-style-type: none"> o the condition of consent that the development is non-compliant with o the way in which it does not comply o the reasons for the non-compliance (if known) o what actions have been, or will be, undertaken to address the non-compliance. <p>It is acknowledged that verbal notification / discussion with DPHI on 8 November (pers comm Grant Taylor (GPT) a& Gabriel Shaw Peters (DPHI) may have included the required information during the conversation, however written notification outlining the information required by Condition C12 was not sighted during the compliance review.</p> <p>Recommendation: 2024_RC_08: Implement a formal incident notification and reporting process for the project that addresses notification requirements, timings and information as set out in Schedule 2, Conditions C11, C12 and Appendix 5 of SSD-10272349. Include an incident register to records and track non-compliances and incidents. Also include templates for notification and reporting to ensure that all the required information is compiled and provided to DPHI.</p>	DPHI – via this compliance report	Nil	<p>GPT will review incident notification and reporting process and upgrade where necessary to ensure that notification requirements, timings and information as set out in Schedule 2, Conditions C11, C12 and Appendix 5 of SSD-10272349 are addressed.</p> <p>An incident register will be developed to record and track non-compliances and incidents.</p> <p>Templates will be developed to guide incident notification and reporting to ensure that all the required information is compiled and provided to DPHI.</p>
C17a (viii)	Make the following information and documents (as they are obtained or approved) publicly available on its website: a complaints register, updated monthly;	All	<p>A complaints register was sighted during the website review on 10 December 2024. The complaints register is undated and unable to confirm its upload date or period it covers. This condition is considered non-complaint.</p> <p>Recommendation: 2024_RC_09: Update complaints sheet to a register that includes dates specific to the period it covers and/or upload dates.</p>	DPHI – via this compliance report	Nil	<p>GPT will review and upgrade the complaints sheet to provide a Complaints Register that includes dates specific to the period it covers and/or upload dates.</p>



4.0 Incidents

There have been no incidents, defined by the Conditions of Consent as:

“An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance”.

5.0 Complaints

Table 5 shows no complaints were documented during the reporting period.

Table 5: Complaints

Total Number of Complaints Received	Number of Complainants	Complainant	Location of Complainant	Nature of Complaint	Mitigating Measure
0	0	n/a	n/a	n/a	n/a

6.0 Trends in Monitoring Data

Trends in monitoring data have not yet been captured considering this is the first compliance review.

Table 6 summarises monitoring data during the reporting periods against predictions prior to the commencement of constructions.

Table 6: Actual vs Predicted Environmental Impacts

Aspect	Predicted Environmental Impacts	Actual Environmental Impacts
Noise & Vibration	Noise Management Levels (NMLs) were modelled for proposed construction activities, with the highest predicted noise impact of 44 dBA during the road construction phase. No exceedances of NMLs were predicted at any residential receivers, and industrial receivers are expected to remain below the external Construction Noise Management level of 75 dB LAeq.	Monitoring was conducted in accordance with the CNVMP during this construction phase. However, due to the early stage of construction, sufficient data to establish trends has not yet been collected. Based on Environmental Representative (ER) reporting and the absence of noise complaints during the period, noise impacts are currently considered within or below predicted levels. Further assessment will occur as the project advances.



Aspect	Predicted Environmental Impacts	Actual Environmental Impacts												
Earthworks	<p>Earthworks were estimated in the EIS with key volume estimates including:</p> <p>Earthwork volume estimations:</p> <table border="1" data-bbox="428 491 928 730"> <thead> <tr> <th>Action</th> <th>Volume (m³)</th> </tr> </thead> <tbody> <tr> <td>Strip topsoil & stockpile</td> <td>-447,800</td> </tr> <tr> <td>Cut to fill</td> <td>+539,200</td> </tr> <tr> <td>Import & compact fill</td> <td>-66,200</td> </tr> <tr> <td>Detailed excavation</td> <td>-66,200</td> </tr> <tr> <td>Balance</td> <td>+25,200 (fill over cut)</td> </tr> </tbody> </table>	Action	Volume (m ³)	Strip topsoil & stockpile	-447,800	Cut to fill	+539,200	Import & compact fill	-66,200	Detailed excavation	-66,200	Balance	+25,200 (fill over cut)	<p>No specific earthwork data has been recorded at this early stage of construction. Monitoring will continue as per the project's construction management plans, and future data will be compared against these estimations to track progress.</p>
Action	Volume (m ³)													
Strip topsoil & stockpile	-447,800													
Cut to fill	+539,200													
Import & compact fill	-66,200													
Detailed excavation	-66,200													
Balance	+25,200 (fill over cut)													
Waste	<p>Estimated waste from demolition:</p> <ul style="list-style-type: none"> Reuse (excavation material): 420,600m³ Recycling (concrete, bricks/pavers, metal, garden organics): 12,500m³ Disposal (timber, tiles, glass, furniture, fixtures/fittings, floor coverings, residual waste): 770m³ 	<p>No waste data has been recorded during the current reporting period. Monitoring will proceed in accordance with the waste management plans, and future data will be assessed to ensure actual waste handling aligns with these estimates.</p>												
Air quality and Odour	<p>The EIS and AQIA evaluated the potential construction impacts using a 6-step impact risk assessment process. With due consideration given to both the dust emission magnitude and local dust sensitivity, the assessment concluded that construction activities would pose predicted low risks for air quality impacts. Additionally, it was predicted unlikely that any odour impacts would result from the construction works.</p>	<p>Dust monitoring has been conducted during this stage of construction, with monitors strategically placed around the site in line with the Construction Air Quality Management Plan (CAQMP). As the project is in the early stages, sufficient data for identifying trends has not yet been collected. However, based on Environmental Representative (ER) reporting and the absence of dust or odour complaints, the actual air quality impacts are currently within or below the predicted levels. Further assessments will take place as more data is gathered throughout the project's development.</p>												



Aspect	Predicted Environmental Impacts	Actual Environmental Impacts
Traffic	The EIS includes predictions for construction traffic, with volumes expected to be lower than those anticipated for the operational phase of the Proposal. Key intersections are predicted to function efficiently, accommodating the lower levels of construction traffic without issues.	Traffic monitoring has been conducted in accordance with the Construction Traffic Management Plan (CTMP). Due to the early stage of development, there is insufficient data to establish trends at this point. However, based on Environmental Representative (ER) reporting and the absence of traffic complaints or instances of non-compliances during the reporting period, actual traffic impacts are currently within or below the predicted levels. Trends will continue to be monitored and assessed as construction progresses.

7.0 Actions to be Implemented during the 2025 Compliance Reporting Period

GPT are committed to following up corrective actions to address the identified non-compliances and improve the development’s future environmental compliance performance.

Recommendations to assist GPT to improve environmental compliance and performance over the next 2025 Compliance Reporting Year are outlined in the Action Status Table presented in Appendix B.

For corrective actions relating to non-compliances, details on the specific non-compliances are summarised in included in Table 4. Further details of non-compliance findings, and for any additional opportunities for improvement identified are provided against the relevant Conditions of Consent, as outlined in the Compliance Table presented in Appendix A.





Appendix A Compliance Table

Compliance Report 2024: Earthworks Phase

Yiribana Logistics Estate: SSD 10272349

GPT Pty Ltd

SLR Project No.: 630.032129.00001

17 February 2025

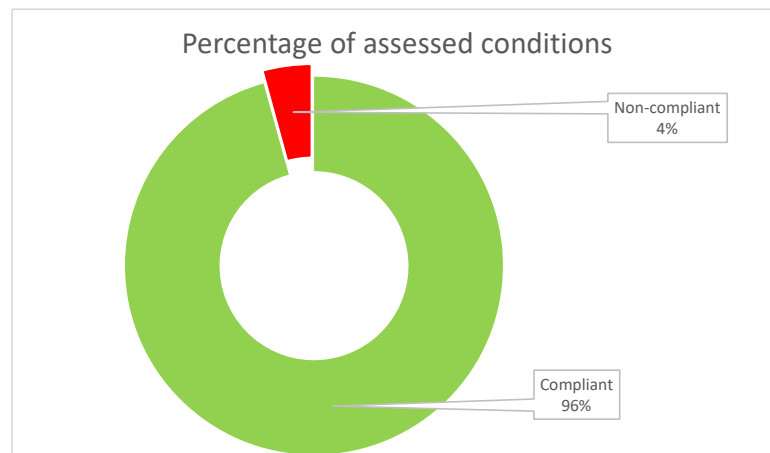
Post-Approval Compliance Report - 2024

Proponent GPT Pty Ltd
Approval: SSD-10272349
Project: Yiribana Logistics Estate

Proponent's Representatives:
 Steven Avramov
 Grant Taylor

Approval Authority Department of Planning, Housing and Infrastructure
Reviewers Anna Cochrane Stephen Shoesmith
 Samuel McDonald Louis Flemming
Review Period 17 August 2024 - 17 January 2025
Review Scope: Earthworks phase activities
Site Visit Dates 6 February 2025

Compliance Status	Project Approval SSD-10272349	Total	Percentage of total conditions	Percentage of assessed conditions
Compliant	312	312	53%	96%
Non-compliant	14	14	2%	4%
Not Triggered	258	258	44%	n/a
Note only	5	5	1%	n/a
Total conditions	589	589	100%	n/a
Total assessed conditions (excluding not triggered and notes)	326	326	55%	100%



Post-Approval Compliance Report - 2024

Proponent: GPT Pty Ltd
Approval: SSD-10272349
Project: Yiribana Logistics Estate

Proponent's Representatives:
 Steven Avramov
 Grant Taylor


Approval Authority: Department of Planning, Housing and Infrastructure
Reviewers: Anna Cochrane, Stephen Shoesmith, Samuel McDonald, Louis Flemming
Review Period: 17 August 2024 - 17 January 2025
Review Scope: Earthworks phase activities
Site Visit Dates: 6 February 2025

Compliant
Non-compliant
Not triggered
Note only

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status								
PART A - ADMINISTRATIVE CONDITIONS												
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT												
A1	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.	All	No significant issues were identified during the Audit Period. Operations are generally in accordance with GPT's environmental and sustainability policies (https://sustainability.gpt.com.au/data-downloads/#data-downloads-pdfs), the Development Consent and environmental management plans as described in this audit checklist and audit report. GPT and their contracted builder (Burton Contractors Pty Ltd) both maintain and implement Environmental Management Systems certified against AS/NZS/ISO 14001:2015. This development is included within the scope of each EMS. Prior to operation of the integrated development, the scope of GPT's certified EMS will be reviewed to ensure operational aspects of the development are considered. Review in future reporting cycles.	Compliant								
TERMS OF CONSENT												
A2	The development may only be carried out:	All	Based on site observations and evidence available for review at the time of this compliance review (as outlined in this checklist), the development is being undertaken in general accordance with the conditions of consent and in particular the requirements of Condition A2. At the time of the site visit, construction activities appeared to be undertaken in general accordance with the approved development layout. Some non-compliances were identified as outlined in this checklist and report. However, these are not considered to represent material issues that would prevent a compliant finding against Condition A2 being made. Therefore, based upon the available information, it is considered that the development generally complies with requirements of Condition A2.	Compliant								
A2a	in compliance with the conditions of this consent;	All	As above	Compliant								
A2b	in accordance with all written directions of the Planning Secretary;	All	As above	Compliant								
A2c	in accordance with the EIS, RTS and Supplementary Report;	All	As above	Compliant								
A2d	in accordance with the Development Layout in Appendix 1; and	All	As above	Compliant								
A2e	in accordance with the management and mitigation measures in Appendix 2	All	As above	Compliant								
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	All	As above	Compliant								
A3a	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	All	As above	Compliant								
A3b	the implementation of any actions or measures contained in any such document referred to in condition A3(a).	All	As above	Compliant								
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	n/a	Note only								
LIMITS OF CONSENT												
Lapsing												
A5	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	All	Development commenced within 5 years of the Consent.	Compliant								
Maximum GFA												
A6	The maximum GFA for the development must not exceed the limits described in Table 1.	All	Condition not relevant to the earthworks phase activities.	Not triggered								
NOTIFICATION OF COMMENCEMENT												
A7	The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: <table border="1"> <caption>Table 1 Maximum GFA of the development</caption> <thead> <tr> <th>Land Use</th> <th>Maximum GFA (m²)</th> </tr> </thead> <tbody> <tr> <td>Warehouses and distribution centres</td> <td>52,870</td> </tr> <tr> <td>Ancillary offices</td> <td>2,112</td> </tr> <tr> <td>Total</td> <td>54,982</td> </tr> </tbody> </table>	Land Use	Maximum GFA (m ²)	Warehouses and distribution centres	52,870	Ancillary offices	2,112	Total	54,982	All	Sighted "Notification of Commencement of Earthworks" dated 23 April 2024. Letter informs DPE. With adherence to 1 months notification date.	Compliant
Land Use	Maximum GFA (m ²)											
Warehouses and distribution centres	52,870											
Ancillary offices	2,112											
Total	54,982											
A7a	earthworks;	Earthworks	As above	Compliant								
A7b	construction; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered								
A7c	operation.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered								
A8	If the earthworks, construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	All	No staging of the development has been proposed during the reporting period.	Not triggered								
EVIDENCE OF CONSULTATION												
A9	Where conditions of this consent require consultation with an identified party, the Applicant must:	All	During the development of the CEMP, consultation was undertaken with the relevant parties prior to submitting the subject document to the Planning Secretary. The CEMP was submitted to the DPHI on 10.07.2024. The DPHI email acknowledging approval of the CEMP dated 18.07.2024.	Compliant								
A9a	consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	As above	As above (A9)	Compliant								
A9b	provide details of the consultation undertaken including:	As above	As above (A9)	Compliant								
A9i	the outcome of that consultation, matters resolved and unresolved; and	As above	As above (A9)	Compliant								

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
A9ii	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All	Not triggered	Not triggered
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
A10	With the approval of the Planning Secretary, the Applicant may:	All	Planning Secretary approval provided where triggered by sub-conditions - see below.	Compliant
A10a	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);	All	Personnel interviews indicate that no staging of project strategies, plans or programs has been proposed at this stage of the development.	Not triggered
A10b	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	All	Personnel interviews indicate that no combining of project strategies, plans or programs has been proposed at this stage of the development.	Not triggered
A10c	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).	All	Approval of Plan or Strategy - Site Validation Report, ref SSD-10272349-PA-12, 2 February 2024 Approval of Plan or Strategy - Dam Decommissioning Plan ref SSD-10272349-PA-16, 2 February 2024 Approval of Plan or Strategy - Construction Air Quality Management Plan, ref SSD-10272349-PA-18, 7 February 2024 Approval of Plan or Strategy - Construction Noise and Vibration Management Plan, 26 June 2024 Approval of Plan or Strategy - Construction Environmental Management Plan, ref SSD-10272349-PA-19, 18 July 2024 Approval of Plan or Strategy - Revised Erosion and Sediment Control Plan, ref SSD-10272349-PA-23, 8 November 2024 Completed / updated management plans and reports approved during the Compliance Reporting period. Records sighted as above.	Compliant
A11	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.	All	Personnel interviews indicate that no combining of project strategies, plans or programs has been proposed at this stage of the development.	Not triggered
A12	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.	All	Management plans and reports approved during the Compliance Reporting period have been implemented in general accordance with Condition A12. Compliance with specific plan requirements and conditions as assessed and noted elsewhere in this compliance assessment. Records sighted as outlined in this checklist.	Compliant
PROTECTION OF PUBLIC INFRASTRUCTURE				
A13	Before the commencement of earthworks for the development, the Applicant must:	Earthworks	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A13a	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;	Earthworks	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A13b	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Earthworks	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A13c	submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	Earthworks	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A14	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	All	Not triggered due to development activities during the CR period.	Not triggered
A14a	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	All	Personnel interviews indicate that no repairs were necessary to public infrastructure due to development activities during the CR period.	Not triggered
A14b	relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.	All	Personnel interviews indicate that no relocation of public infrastructure was necessary due to development activities during the CR period.	Not triggered
STRUCTURAL ADEQUACY				
A15	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.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
	Note: Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Construction	n/a	Note only
CIVIL PLANS				
A16	Engineering plans are to be prepared in accordance with the development consent, Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works and Austroads Guidelines.	Earthworks	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
SUBDIVISION				
A17	Prior to the issuing of Subdivision Certificates for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A18	Prior to the issuing of Subdivision Certificates for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A19	Prior to the issuing of Subdivision Certificates for any stage of the development:	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
A19a	a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established; and	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A19b	a certificate from the Regional Stormwater Authority must be submitted to the Certifier certifying that satisfactory stormwater servicing arrangements for the site have been established.	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A20	Prior to issue of a Subdivision Certificate that proposes the dedication of any internal estate road as a public road:	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
	Note: Contact Council's Engineering Services Department on 4732 7777 for further information on this process and applicable fees.	All	n/a	Note only
A20a	a final inspection of the estate road is to be undertaken by the relevant Roads Authority. All compliance documentation for road and drainage construction of the estate road must be submitted to the relevant Roads Authority in accordance with the relevant Roads Authorities specifications and requirements;	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A20b	a Maintenance Bond is to be lodged with Council for all road and drainage works that are to be dedicated to the relevant Roads Authority. The value of the bond shall be determined in accordance with Council's adopted Fees and Charges;	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A20c	where installation of any regulatory/advisory signage and line marking are proposed, plans are to be lodged with Council and approved by the Local Traffic Committee; and	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A20d	an application for proposed street names must be lodged with and approved by Council and the signs erected on-site. The proposed names must be in accordance with Council's Street Naming Policy.	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
COMPLIANCE				
A21	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.	All	Signed construction contract that indicates with consent to be complied with by contractors. Contractor site induction, training materials and toolbox talks include Consent and environmental requirements. Examples sighted during site visit.	Compliant
DEVELOPMENT CONTRIBUTIONS				
A22	Prior to the issue of a Subdivision Certificate or Construction Certificate (as required by the contributions plan or agreed by Council), the Applicant must pay contributions to Council as required in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022. Note: subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.	Earthworks	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A23	A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (as in force when this development consent takes effect). A person may not apply for a Subdivision Certificate or Construction Certificate (as the case may require, having regard to the Determination) in relation to development the subject of this development consent unless the person provides, with the application, written evidence from the Department of Planning and Environment that the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution. More information A request for assessment by the Department of Planning and Environment of the amount of the contribution that is required under this condition can be made through the NSW planning portal (https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service). Please refer enquiries to SIContributions@planning.nsw.gov.au .	Earthworks	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
OPERATION OF PLANT AND EQUIPMENT				
A24	All plant and equipment used on-site, or to monitor the performance of the development, must be:	All	Site interviews and observations indicate all plant and equipment used onsite during the CR period have been appropriately operated and maintained. See below.	Compliant
A24a+B85:B85:16	maintained in a proper and efficient condition; and	All	Site interviews and observations indicate compliance with this condition, including the following: • Prestart checklists • Routine inspection & maintenance • Breakdown repairs • Environmental inspections • Equipment noise monitoring • Spill / incident response equipment & processes (no incidents reported) • Operator awareness / training	Compliant
A24b	operated in a proper and efficient manner.	All	As above	Compliant
EXTERNAL WALLS AND CLADDING				
A25	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
A26	Prior to the issuing of:	Construction	Condition not relevant to the earthworks phase activities.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
A26a	any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
A26b	an Occupation Certificate, the Applicant must provide the Certifier 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 BCA.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
A27	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
UTILITIES AND SERVICES				
A28	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	All	No construction of utilities during the reporting period.	Not triggered
A29	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 Sydney Water Act 1994.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
A30	Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:	All	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of the earthworks phase. Construction Certificate: CC 212330/01 dated 21.12.2023	Compliant
A30a	the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and	All	As above	Compliant
A30b	the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.	All	As above	Compliant
A31	Before the issuing of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.	Construction	Condition not relevant to the earthworks phase activities	Not triggered
WORK AS EXECUTED PLANS				
A32	Before the issuing of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
ENVIRONMENTAL REPRESENTATIVE				
A33	The Applicant must engage an Environmental Representative (ER) to oversee earthworks and construction of the development. Unless otherwise agreed to by the Planning Secretary, earthworks and construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:	Earthworks Construction	ER has been engaged for the project.	Compliant
A33a	be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RTS, Supplementary Report, and any additional information for the development and is independent from the design and construction personnel for the development;	Earthworks Construction	The ERs were approved as suitably qualified and experienced person(s) (in accordance with Condition A33) in the letter from DPHI titled ' Yiribana Logistics Estate (SSD-10272349) - Endorsement of Environmental Representative (Condition A33)' dated 12.12.2023.	Compliant
A33b	receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;	Earthworks Construction	Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 1) dated 05.09.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 2) dated 04.10.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 3) dated 06.11.2024.	Compliant
A33c	consider and inform the Planning Secretary on matters specified in the terms of this consent;	Earthworks Construction	Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 1) dated 05.09.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 2) dated 04.10.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 3) dated 06.11.2024.	Compliant
A33d	consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;	Earthworks Construction	Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 1) dated 05.09.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 2) dated 04.10.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 3) dated 06.11.2024.	Compliant
A33e	review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:	Earthworks Construction	Evidence sighted: ER rep evidence for the review of the following doc per this condition. Includes date of letter 11/07/24 and ER signature. 	Compliant
A33e(i)	make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or	Earthworks Construction	As above	Compliant
A33e(ii)	make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);	Earthworks Construction	As above	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
A33f	regularly monitor the implementation of the CEMP, including the ESCP to ensure implementation is being carried out in accordance with the document and the terms of this consent;	Earthworks Construction	Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 1) dated 05.09.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 2) dated 04.10.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 3) dated 06.11.2024.	Compliant
A33g	as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;	Earthworks Construction	The ER prepares monthly inspections and audits as required under Condition A33i.	Compliant
A33h	as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;	Earthworks Construction	A complaints register was sighted during the website review on 10 December 2024. The complaints register indicated no complaints have been received during the reporting period.	Compliant
A33i	provide advice to the Applicant on the management and coordination of earthworks and construction on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, air quality, erosion and sediment control, stormwater management and noise	Earthworks Construction	The ER provided advice around key elements of earthworks and construction in the initial meeting held on 19.08.2024 with GPT, Burton Group and the project CPESC. Advice on the following was provided: Key issues including compliance with project boundary limits, dust management, traffic management, mud tracking, noise, ecology. Additionally the ER had a discussion with site personal on 27.08.2024 regarding key risks including containment of works within the approved project boundary, prevention of mud tracking on Mamre Road, Dust, traffic management, erosion and sediment control. Evidence sighted: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 1) dated 05.09.2024.	Compliant
A33j	attend the Mamre Road Precinct Working Group (see Condition A36) in a consultative role in relation to the environmental performance of the development;	Earthworks Construction	Evidence one of the three Environmental Representatives attended the Mamre Road Precinct Working Group. Evidence sighted: Mamre Road Precinct Working Group Meeting Minutes dated 25.09.2024; Mamre Road Precinct Working Group Meeting Minutes dated 30.10.2024.	Compliant
A33k	review the monthly audits of the erosion and sediment controls undertaken by the CPESC in accordance with Condition B25; and	Earthworks Construction	The ER reviewed the monthly audits of the erosion and sediment controls during the reporting period. Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 3) dated 06.11.2024.	Compliant
A33l	prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Monthly Reports'. The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary	Earthworks Construction	As above	Compliant
A34	The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A33 (including preparation of the ER monthly report), as well as:	Earthworks Construction	Clients indicate that this does occur informally via email requests or escalated calls from ER to client representatives. However no evidence of these communications was made available for review during this initial compliance reporting period. ER reports include information and data provided by the client, indicating provision of requested information as required by Condition A34. Opportunity for Improvement: Implement systems for the recording and response to all ER requests or develop folders for each month's reports and the requests made and the responses to these.	Compliant
A34a	the complaints register (to be provided on a daily basis); and	Earthworks Construction	A summary of complaints (nil) was published in all ER monthly reports.	Compliant
A34b	a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).	Earthworks Construction	Approved CEMP provided to the ER for endorsement prior to commencement of earthworks. Response from ER received 11 July 2024, endorsing the CEMP and associated management plans prior to commencement of works.	Compliant
A35	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition C16. The Applicant must:	Earthworks Construction	Not applicable for this round of compliance reporting and stage of development.	Not triggered
A35a	facilitate and assist the Planning Secretary in any such audit; and	Earthworks Construction	As above	Not triggered
A35b	make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.	Earthworks Construction	As above	Not triggered
MAMRE ROAD WORKING GROUP				
A36	Within three months of the date of this consent and until all components of the development are constructed and operational, the Applicant must join the working group established by relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:	Earthworks Construction	GPT are participant members of MRPWG, as below.	Compliant
A36a	comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;	Earthworks Construction	The MRPWG comprises of Developer Representatives and Environmental Representatives (ERs) for each of the current consent holders. For GPT's Yiribana Logistics Estate, Steven Avramov is the nominated Development Representative and Mr Carl Vincent is the nominated Environmental Representative. Mr Richard Peterson of Trigalana Environmental and Mt Maurice Pignatelli of OptimE are the alternate ERs. Minutes issued for the MRPWG show attendance of the nominated representatives.	Compliant
A36b	meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;	Earthworks Construction	The MRPWG have met regularly since November 2023, including Monthly since April 2024. Minutes issued for the MRPWG show dates of the regular meetings.	Compliant
A36c	regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;	Earthworks Construction	The MRPWG inform Council, TfNSW, Sydney Water and the Planning Secretary via email of outcomes and actions following meetings. Copies of emails show examples of recent distribution of MRPWG Meeting Minutes to the relevant parties and to department.	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
A36d	review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, air quality, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;	Earthworks Construction	The MRPWG discuss environmental performance of developments, including Developer Representatives and ERs at each meeting. A key example of detailed reviews included a review of dust management practices which resulted in the trialling of a new binding agent. Minutes issued for the MRPWG show robust discussion of performance, trends and cumulative impact issues. Recent discussions have focused on water availability for dust on roads, traffic management and weed management activities across the precinct.	Compliant
A36e	review community concerns or complaints with respect to environmental management;	Earthworks Construction	The MRPWG discuss community concerns or complaints at each meeting. Feedback to sought from DPHI on community concerns or complaints received directly for discussion at meetings. Minutes issued for the MRPWG show community concerns or complaints reviewed.	Compliant
A36f	identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and	Earthworks Construction	The MRPWG discuss traffic safety measures at each meeting.	Compliant
A36g	provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.	Earthworks Construction	The MRPWG has not provided the Secretary a formal written notification where a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group. It is highlighted that GPT and other Developers comprising of the MRPWG regularly engage with Department representatives regarding environmental performance and community complaints. As described above, GPT's response to traffic issues and trends, including the TBT and engagement of contractors has been communicated with the Department. It is important to note that several DPHI members attended the TBT.	Compliant
A37	Three months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A36. The Applicant must:	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
A37a	consult with the Planning Secretary;	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
A37b	provide confirmation that all components of the development are operational; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
A37c	advise on the date of the proposed exit.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
APPLICABILITY OF GUIDELINES				
A38	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.	All	Approved management plans implemented for the development that generally align with Condition A38.	Compliant
A39	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	All	Not triggered during this Compliance Reporting period.	Not triggered
ADVISORY NOTES				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	All	Any licences, permits and approvals required prior to commencement of earthworks have been obtained and taken into account during construction certification process. Construction Certificate: CC 212330/01 dated 21.12.2023 No operational permits or approvals triggered at this stage of development.	Compliant
PART BSPECIFIC ENVIRONMENTAL CONDITIONS				
TRAFFIC AND ACCESS				
Construction Traffic Management Plan				
B1	Prior to the commencement of earthworks of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:	Earthworks	Approved CMTP implemented for the development. CTMP included as Appendix G of the approved CEMP. Table 3 in Section 1.4.1 of the CTMP outlines where each element of Condition B1 has been addressed by the CTMP.	Compliant
B1a	be prepared by a suitably qualified and experienced person(s);	Earthworks	As above	Compliant
B1b	be prepared in consultation with Council and TfNSW;	Earthworks	As above	Compliant
B1c	outline traffic management and contingency measures to be implemented for the site to:	Earthworks	As above	Compliant
B1c (i)	ensure access and road safety and network efficiency is maintained; and	Earthworks	As above	Compliant
B1c (ii)	manage cumulative construction traffic from other concurrent construction works within the Mamre Road Precinct;	Earthworks	As above	Compliant
B1d	detail heavy vehicle routes, access and parking arrangements;	Earthworks	As above	Compliant
B1e	include a Driver Code of Conduct to:	Earthworks	As above	Compliant
B1e(i)	minimise the impacts of earthworks and construction on the local and regional road network;	Earthworks	As above	Compliant
B1e (ii)	minimise conflicts with other road users;	Earthworks	As above	Compliant
B1e (iii)	minimise road traffic noise; and	Earthworks	As above	Compliant
B1e (iv)	ensure truck drivers use specified routes;	Earthworks	As above	Compliant
B1f	include a program to monitor the effectiveness of these measures; and	Earthworks	As above	Compliant
B1g	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Earthworks	As above	Compliant
B2	The Applicant must:	Earthworks	As above	Compliant
B2a	not commence earthworks until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and	Earthworks	As above	Compliant
B2b	implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of earthworks and construction.	Earthworks Construction	Site inspection observations and interviews indicate CTMP measures implemented and maintained for the development, including: * Drivers Code of Conduct (DCOC) * Site induction * Training materials * Toolbox talks * Traffic controls, signage, designated parking areas implemented onsite	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
Temporary Access Road				
B3	The Applicant must design the left-turn deceleration lane on Mamre Road with a 90 kilometre per hour design speed limit in accordance with AUSTRROADS guidelines and to the satisfaction of TfNSW. The design must be endorsed by a suitably qualified practitioner whose qualification has been approved by TfNSW.	Earthworks Construction	GPT interviews indicate that planning and approvals for the temporary access road went through the required processes, however ultimately was not required and won't be constructed due to the availability of the Aspect Industrial Estates internal roads and intersection to the South. This is supported by TfNSW and DPPI, who have encouraged site access via North South Collector Road. Opportunity for Improvement: In any future modification application, consider applying for conditions B3 to B7 (Temporary Access Road) to be removed from SSD-10272349.	Not triggered
B4	Prior to the issue of a Construction Certificate for the temporary access road, the Applicant must submit certified copies of the left-turn deceleration lane design plans for review and approval by TfNSW.	Earthworks Construction	As above	Not triggered
B5	The Applicant must enter into a Works Authorisation Deed (WAD) for the temporary access road construction works on Mamre Road. The WAD must be executed prior the submission of the detailed design required under Condition B3 to TfNSW for approval.	Earthworks Construction	As above	Not triggered
B6	The Applicant must:	Earthworks Construction	As above	Not triggered
B6a	carry out all public utility adjustment / relocation works necessary for the temporary access road construction works as required by relevant public utility authorities and/or their agents; and	Earthworks Construction	As above	Not triggered
B6b	ensure any infrastructure (i.e. batters, retaining walls or drainage basins) required to support the development is not located within SP2 zoned land.	Earthworks Construction	As above	Not triggered
B7	Once the North South Collector Road connection is operational for the development, the Applicant must remove the deceleration lane and intersection with Mamre Road as instructed by TfNSW and at no cost to TfNSW.	Earthworks Construction	As above	Not triggered
North South Collector Road				
B8	Prior to the issue of an Occupation Certificate for Warehouse 1, the Applicant must construct and dedicate the North South Collector Road connection, as a public road, as shown on Figure 4 in Appendix 1, (Drawing No CO13874.06- R40, Issue B, dated 22/02/2023) to the satisfaction of the relevant roads authority. The North South Collector Road connection must be constructed by one contractor appointed by the Applicant. Note: This is to ensure the construction of the North South Collector Road connection is delivered in a single package of works.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B9	Within one month of registration of lot(s) for the portion of the North South Collector Road located on the site, the Applicant must notify the Planning Secretary that the land has been dedicated	All	Not triggered during this Compliance Reporting period.	Not triggered
B10	Within 12 months of the date of this consent, or as otherwise agreed by the Planning Secretary, the Applicant must prepare and submit the following plans to facilitate the construction and delivery of the East-West Local Road, in consultation with Council and the landowner of 706-752 Mamre Road, Kemps Creek (Lot 1, DP 104958), and to the satisfaction of the Planning Secretary:	All	GPT have been working with ISPT (owner or adjacent property along northern boundary) and Council to develop the plan and measures required by Condition B10. Have met with ISPT and Council, however works are delayed pending resolution of project unknowns pending ISPT DA approval. Therefore, this Condition has not yet been complied with within 12 months of the date of the Consent. Recommendation: Continue working with relevant parties to develop and submit plans as required by Condition B10 of SSD-10272349.	Non-compliant
B10a	a Staging Plan for the East-West Local Road construction, including:	All	As above	Non-compliant
B10a (i)	details of the scope of works to be undertaken on the site (including connection to the adjoining North South Collector Road) and the adjoining site at 706-752 Mamre Road, Kemps Creek (Lot 1, DP 104958) (see Figure 1 in Appendix 1);	All	As above	Non-compliant
B10a (ii)	an arrangement on timing of the works; and	All	As above	Non-compliant
B10b	a detailed design plan of the East-West Local Road prepared in accordance with the design requirements under the MRP DCP. Note: The detailed design of the East-West Local Road may require modification(s) to SSD-10272349 or be subject to a merit assessment as part of a separate DA(s).	All	As above	Non-compliant
B11	The Applicant must ensure the portion of the East-West Local Road to be located on the site is constructed and operational in accordance with the design plans required under Condition B10.	All	Not triggered during this Compliance Reporting period.	Not triggered
Fire Brigade Access – Warehouse 3				
B12	The Applicant must ensure the permanent fire brigade driveway egress for Warehouse 3 as shown on Figure 1 in Appendix 1 is fully constructed and operational upon commencement of operation of the East-West Local road, and the temporary fire brigade driveway egress is removed.	Construction	Not triggered during this Compliance Reporting period.	Not triggered
Dedicated Freight Corridor requirements				
B13	Prior to commencement of earthworks, the Applicant must ensure all drainage from the development is adequately disposed of and managed and is not discharged into the dedicated freight corridor unless prior written approval has been obtained from TfNSW.	All	Approved stormwater system design that does not drain towards the dedicated corridor, also approved ESCP implemented for the earthworks. Note - freight corridor not yet constructed, is an easement set aside but not yet developed. Existing freight corridor alignment is elevated higher than the development area.	Compliant
B14	Prior to the issue of a Construction Certificate for the first warehouse building, the Applicant must submit the following documents to TfNSW for review and obtain written confirmation from the Certifier that the construction drawings and specifications comply with these documents:	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B14a	bulk earthworks as-built drawings;	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B14b	bulk earthworks sections as-built drawings; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
B14c	detailed sections as-built drawings (in the area of the future dedicated freight corridor). A copy of the confirmation from the Certifier must be provided to TfNSW, prior to the commencement of construction of the first warehouse building.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
Street Trees				
B15	Prior to the commencement of roadworks, or as otherwise agreed with the Planning Secretary, detailed design plans showing the provision of passively irrigated street trees within the relevant stage of works must be submitted to the satisfaction of Council. The plans must:	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B15a	be prepared in consultation with Council; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B15b	demonstrate compliance with the MRP DCP.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
Parking				
B16	The Applicant must provide sufficient parking facilities on-site in accordance with the MRP DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B17	Bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and warehouse buildings in accordance with relevant guidelines and standards and the MRP DCP.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B18	A minimum of 5% of parking bays for each warehouse building must provide for electric vehicle charging, with a further 5% constructed as readily adaptable.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
Operating Conditions				
B19	The Applicant must ensure:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19a	internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004), AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018) and AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009)	Construction and Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19b	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;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19c	the development does not result in any vehicles queuing on the public road network;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19d	heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19e	all vehicles are wholly contained on-site before being required to stop;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19f	all loading and unloading of materials is carried out on-site;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19g	all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B19h	the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
Operational Traffic Monitoring Program				
B20	At the commencement of operation of the first warehouse building in the development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program to verify light and heavy vehicle traffic numbers against the predictions in the Supplementary Report. The Program must be included in the OEMP (Condition C5) and monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B20a	detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B20b	queue monitoring at the temporary access road / Mamre Road intersection and Mamre Road / AIE Access Road 1 intersection and background travel counts on Mamre Road;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B20c	verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B20d	consider the current capacity and efficiency of the existing road network including Mamre Road; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B20e	include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
Travel Plan				
B21	Prior to the commencement of operation of any part of the development, the Applicant must prepare a Travel Plan and submit a copy to the Planning Secretary. The Travel Plan must:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B21a	be prepared in consultation with TfNSW;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B21b	outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B21c	describe pedestrian and bicycle linkages and end of trip facilities available on-site.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B22	The Applicant must implement the most recent version of the Travel Plan for the duration of the	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
EARTHWORKS				
Imported Soil				
B23	The Applicant must	Construction	Site interviews and site inspection observations indicated that no fill materials were imported to site during the compliance period.	Not triggered
B23a	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Construction	As above	Not triggered
B23b	where possible, source fill material from within the MRP;	Construction	As above	Not triggered
B23c	keep accurate records of the volume and type of fill to be used; and	Construction	As above	Not triggered
B23d	make these records available to the Planning Secretary upon request.	Construction	As above	Not triggered
WATER QUALITY AND HYDROLOGY				
Erosion and Sediment Control				
B24	Prior to the commencement of any earthworks or other surface disturbance, the Applicant must prepare an Erosion and Sediment Control Plan (ESCP) to the satisfaction of the Planning Secretary. The ESCP must:	Construction	Erosion and Sediment Control Plan (ESCP) (Ochre Environmental Management, 2024) (revision 2) was approved by DPHI Letter titled 'Yiribana Logistics Estate - Revised Erosion and Sediment Control Plan' (ref: SSD-10272349-PA-23), dated 8 November 2024. The ESCP generally addresses all the requirements of Condition B24.	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
B24a	be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;	Construction	The CPESC were approved as suitably qualified specialist to prepare the ESCP for the Yiribana Logistics Estate as required by B24a in the letter from DPHI titled ' Yiribana Logistics Estate (SSD-10272349) - Endorsement of CPESC (Condition B24 (a))' dated 12.12.2023.	Compliant
B24b	be prepared in consultation with EHG, Sydney Water and Council and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the ESCP;	Construction	Compliant as approved by DPHI (see Condition B24).	Compliant
B24c	be independently reviewed and verified by the ER prior to submission to the Planning Secretary	Construction	Compliant. Evidence sighted: Yiribana Logistics Estate 754-786 Mamre Road Kemps Creek (ErSed Reference: 22024-GPT-CEMP-240905) dated 6 September 2024.	Compliant
B24d	comply with the detailed technical specifications in the Technical Guidance or its latest version, the 'Blue Book' - Managing Urban Stormwater: Soils and Construction (Landcom 2004) and the performance criteria in Appendix 3 in this consent;	Construction	Compliant as approved by DPHI (see Condition B24).	Compliant
B24e	detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed; and	Construction	Compliant as approved by DPHI (see Condition B24).	Compliant
B24f	be included in the CEMP required by Condition E2.	Construction	Included as Appendix H of the CEMP titled 'Construction Environmental Management Plan - Yiribana Logistics Estate 754-770 and 784-786 Mamre Road, Kemps Creek' (SLR, 2024) version 3, dated 10 July 2024. See Condition C2.	Compliant
B25	The Applicant must:	Construction	Compliance review indicates GPT have complied with applicable, triggered requirements, except as noted below. See below.	Compliant
B25a	not commence earthworks until the ESCP required by Condition B24 is approved by the Planning Secretary;	Construction	Sighted DPHI and Planning Sec approval of ESCP dated 18/07/24	Compliant
B25b	ensure installation and operation of the erosion and sediment controls are supervised and certified by the CPESC appointed under Condition B24(a);	Construction	Installation and operation of erosion and sediment controls has been supervised by the certified CPESC (see Condition B24a) as described in the monthly ER reports. Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 1) dated 05.09.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 2) dated 04.10.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 3) dated 06.11.2024.	Compliant
B25c	implement the ESCP approved by the Planning Secretary for the duration of earthworks and construction; and	Construction	Based on monthly ER reports and monthly CPESC reports between September and November 2024, the implementation of the ESCP was mostly in accordance with the ESCP. However, a non-compliance was noted by the ER (see Condition B26) as erosion and sediment controls implemented for Warehouse 3 catchment were inconsistent with the approved Erosion and Sediment Control Plan (P92_YBA_GPT_23-00001-ESC-RB (Rev 1.5)). Site inspection observations during preparation of this CR indicated erosion and sedimentation controls have been implemented, monitored and are being maintained onsite. Environmental inspection records sighted during site visit Recommendation: Ensure erosion and sediment controls implemented for the development are consistent with the current approved version of the ESCP.	Non-compliant
B25d	engage the CPESC to conduct monthly audits of the erosion and sediment controls for the duration of earthworks and construction and for a further 12 months following the completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance. Monthly audit reports must be reviewed and verified by the ER and submitted to the Planning Secretary within 7 days of completing the audit.	Construction	Monthly audits of erosion and sediment controls have been undertaken by the certified CPESC. CPESC monthly reports are referenced in the monthly ER reports. Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 1) dated 05.09.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 2) dated 04.10.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERMR 3) dated 06.11.2024.	Compliant
B26	The ER appointed in accordance with condition A33, shall make a written statement to the Planning Secretary confirming the erosion and sediment controls are operational, prior to the commencement of earthworks and other construction activities for the development. The ER must also verify that disturbed areas have been adequately stabilised at the completion of earthworks.	Construction	ER made written statements to the Planning Secretary confirming the erosion and sediment controls are operational, prior to the commencement of earthworks and other construction activities for the development. Evidence sighted: * An inspection of the warehouse # 3 erosion and sediment controls was undertaken in accordance with condition B 46. Refer to separate letter and report for details (reference 22024-GPT-B26 -20_9_24). *Establishment of ERSED controls for Warehouse # 2 and eastern portion of warehouse #4 undertaken with B26 letter issued (reference 22024-GPT-B26 - 8_10_24) *Additional B26 letter required for the western portion of WH4 catchment and WH4 basin. During the reporting period, a non- compliance with condition B26 was noted and recommended by the ER as erosion and sediment controls implemented for the Warehouse # 4 catchment were inconsistent with the approved Erosion and Sediment Control Plan (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5)). A revised ESCP (ver 2.0) had been prepared and submitted to Sydney Water for review and submitted to DPHI for approval on 29 October 2024. Measures in the revised ESCP had been implemented for Warehouse #4, however these were inconsistent with the approved measures as outlined in the current approved version of the ESCP (ver 1.5). Recommendations: 1. Review compliance management systems and processes to ensure that the required erosion and sediment controls are operational prior to the commencement of earthworks and other construction activities for the development; and to ensure that disturbed areas have been adequately stabilised to the satisfaction of the ER at the completion of earthworks. 2. Implement a compliance management and tracking process to ensure that the review and approvals required by Conditions C8 and C9 are addressed prior to implementation of any new or updated management plans, strategies or programs where these are required by conditions of SSD- 10272349.	Non-compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
Discharge Limits				
B27	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	All	Regular inspections and monitoring were undertaken in accordance with the CEMP during the construction stage and continue to be carried out in accordance with OEMP during the operation stage. sighted Pre-rain inspection report titled 'Stormwater and Sediment Control Inspection dated 21.06.2024. sighted Post-rain inspection reports 'titled Stormwater and Sediment Control Inspection' dated 02.07.24. No discharges resulting in pollution of water noted.	Compliant
Stormwater Management System Design				
B28	Within three months of the date of this consent, or as otherwise agreed with the Planning Secretary, the Applicant must design the stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:	All	The stormwater management system which was detailed in the following documents titled 'Stormwater Management System Design, Yiribana East Lots 59 & 60 DP 259135 Mamre Road, Kemps Creek NSW' including appendices, prepared by Costin Roe Consulting, dated 12 June 2024, Rev D' and 'Yiribana Logistics Estate GPT Water Management Plan' Landscape Drawings, prepared by Site Image, Job number SS21-4623, Issue A'. The stormwater management system was approved by DPHI Letter titled 'Yiribana Logistics Estate – Stormwater Management System and Trunk Drainage Design (Conditions B28 and B31)' dated 18 July 2024. Preparation The stormwater management system generally addresses all the requirements of Condition B28.	Compliant
B28a	be prepared in consultation with the EHG, Sydney Water and Council and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the stormwater management system design;	All	As above (Condition B28)	Compliant
B28b	be prepared and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;	All	The suitably qualified chartered professional engineer was approved to design the stormwater management system for the Yiribana Logistics Estate as required by B28b in the letter from DPHI titled ' Yiribana Logistics Estate (SSD-10272349) - Endorsement of Chartered Professional Engineer (Condition B28 (b))' dated 12.12.2023.	Compliant
B28c	be consistent with the plan shown on Figure 2 in Appendix 1;	All	As above (Condition B28)	Compliant
B28d	include all private, Council and trunk drainage infrastructure within the site including connections to adjacent landholdings;	All	As above (Condition B28)	Compliant
B28e	be designed in accordance with the Technical Guidance and demonstrate:	All	As above (Condition B28)	Compliant
B28e(i)	through MUSIC modelling, how the waterway health objectives and targets set out in the MRP DCP and Technical Guidance will be achieved;	All	As above (Condition B28)	Compliant
B28e(ii)	how the development will ultimately connect to the Regional Stormwater Scheme and how the interim measures (such as the water reuse components of on-site detention tanks, bioretention systems and rainwater tanks) will be decommissioned once the development is connected to the Regional Stormwater Scheme;	All	As above (Condition B28)	Compliant
B28e(iii)	that all stormwater management devices contain an impermeable liner and all naturalised trunk drainage (or other open drainage) is either lined with an impermeable liner, or ameliorated (i.e., gypsum), and compacted to a suitable depth and topsoiled (AS44119) to limit infiltration to soils;	All	As above (Condition B28)	Compliant
B28f	include functional design drawings that addresses the requirements of EHG's letter dated 31 August 2023;	All	As above (Condition B28)	Compliant
B28g	ensure proprietary devices are located on private land and only include sediment and nutrient removal if certified under Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP);	All	As above (Condition B28)	Compliant
B28h	ensure gross pollutant traps are appropriately sized and designed in accordance with the Infrastructure Design Guidelines;	All	As above (Condition B28)	Compliant
B28i	demonstrate maintenance access driveways to water storage or bio-retention basins are designed in accordance with Council's specifications;	All	As above (Condition B28)	Compliant
B28j	demonstrate that sufficient land is reserved on-site for stormwater management purposes (such as irrigation areas and undeveloped areas) as shown on Figure 2 in Appendix 1, to ensure the development meets the waterway health objectives and targets in the MRP DCP and Technical Guidance, unless an alternative stormwater management strategy has been approved by the Planning Secretary;	All	As above (Condition B28)	Compliant
B28k	include landscape drawings that include planting details of the WSUD systems;	All	As above (Condition B28)	Compliant
B28l	include certification (and appropriate designed checklists) of the civil and landscape drawings by the chartered professional engineer appointed under Condition B28(b), that the design drawings comply with the Technical Guidance; and	All	As above (Condition B28)	Compliant
B28m	include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation / maintenance and renewal costs over 30 years).	All	As above (Condition B28)	Compliant
B29	The Applicant must:	Earthworks Construction	Compliance review indicates GPT have sought and obtained appropriate approvals triggered for the development activities to date. See below.	Compliant
B29a	not commence earthworks until the design required by Condition B28 is approved by the Planning Secretary;	Earthworks	Sighted DPHI and Planning Sec approval of ESCP dated 18/07/24	Compliant
B29b	ensure construction of the stormwater management system is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B29c	implement the stormwater management system approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B30	The Applicant must not carry out construction, other than those works approved under this consent, on land shown as 'potential landscape irrigation areas' on Figure 2 in Appendix 1 (SSDA-405 Water Sensitive Urban Design Plan) unless the site is connected to the Regional Stormwater Scheme or an alternative Stormwater Management System for the site has been approved by the Planning Secretary.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
Trunk Drainage Design				
B31	Within three months of the date of this consent, or as otherwise agreed with the Planning Secretary, the Applicant must design the trunk drainage infrastructure on the site, to the satisfaction of the Planning Secretary. The trunk drainage infrastructure must:	All	The trunk drainage infrastructure which was detailed in the following documents titled 'Stormwater Management System Design, Yiribana East Lots 59 & 60 DP 259135 Mamre Road, Kemps Creek NSW' including appendices, prepared by Costin Roe Consulting, dated 12 June 2024, Rev D' and 'Yiribana Logistics Estate GPT Water Management Plan' Landscape Drawings, prepared by Site Image, Job number SS21-4623, Issue A'. The Trunk Drainage Design was approved by DPHI Letter titled 'Yiribana Logistics Estate – Stormwater Management System and Trunk Drainage Design (Conditions B28 and B31)' dated 18 July 2024. Preparation The Trunk Drainage Design generally addresses all the requirements of Condition B31.	Compliant
B31a	be designed in consultation with the Regional Stormwater Authority;	All	As above (Condition B31)	Compliant
B31b	be integrated into the Stormwater Management System Design required under Condition B28;	All	As above (Condition B31)	Compliant
B31c	be consistent with the plan shown on Figure 3 in Appendix 1 and the Infrastructure Design Guidelines 2022 or its latest version, unless otherwise agreed with the Regional Stormwater Authority;	All	As above (Condition B31)	Compliant
B31d	be designed so that the naturalised trunk drainage channel conveys, as a minimum, critical 1% AEP overland flows where the catchment area upstream of the commencement of the trunk drainage exceeds 15 ha or where overland flows are unsafe to pedestrians and vehicles, whichever occurs first;	All	As above (Condition B31)	Compliant
B31e	be supported by hydraulic modelling that addresses the Infrastructure Design Guidelines and the requirements outlined in Sydney Water's letter dated 13 July 2023;	All	As above (Condition B31)	Compliant
B31f	ensure external catchments are drained to the trunk drainage channel;	All	As above (Condition B31)	Compliant
B31g	demonstrate alignment with the upstream neighbouring stormwater drainage channel;	All	As above (Condition B31)	Compliant
B31h	include appropriate connections from the trunk drainage channel on-site to the trunk drainage infrastructure downstream of the site;	All	As above (Condition B31)	Compliant
B31i	include landscape drawings showing planting details; and	All	As above (Condition B31)	Compliant
B31j	include adequate access for maintenance by the Regional Stormwater Authority, in accordance with the Infrastructure Design Guidelines, including provision of an easement as required by Condition B36.	All	As above (Condition B31)	Compliant
B32	The Applicant must:	Earthworks Construction	Compliance review indicates GPT have sought and obtained appropriate approvals triggered for the development activities to date. See below.	Compliant
B32a	not commence earthworks until the design required by Condition B31 is approved by the Planning Secretary;	Earthworks	As above (Condition B31)	Compliant
B32b	ensure construction of the trunk drainage infrastructure is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B32c	implement the trunk drainage infrastructure approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
Water and Stormwater Management Plan				
B33	Prior to commencement of operation of the first warehouse building in the development, the Applicant must prepare a Water and Stormwater Management Plan to the satisfaction of the Planning Secretary. The plan must:	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33a	be prepared by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33b	be prepared in consultation with the EHG, Sydney Water, Council and the Department;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33c	comply with the requirements of the Technical Guidance for the preparation of a Water and Stormwater Management Plan	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33d	demonstrate how the development will comply with the stormwater quality and quantity targets in the Technical Guidance;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33e	be consistent with the design approved under Condition B28 and the plan shown on Figure 2 in Appendix 1;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33f	include:	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33f (i)	detailed engineering drawings for all WSUD elements including plan views, cross-sections and long sections;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33f (ii)	detailed landscape drawings with topsoil requirements, planting schedules and hardscape (maintenance access) details;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33f (iii)	an operation and maintenance plan for the WSUD measures;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33g	include a protocol for investigating any non-compliances with the IWCM controls in the MRP DCP and the waterway health objectives and targets in the Technical Guidance and detail the contingency measures that would be implemented to address non-compliances;	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33h	detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the Regional Stormwater Scheme being available for the site to connect to; and	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B33i	include certification (and appropriate designed checklists) for the WSUD measures by the chartered professional engineer appointed under Condition B33(a), that the detailed design complies with the Technical Guidance.	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B34	The Applicant must:	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B34a	not commence operation of the first warehouse building until the Water and Stormwater Management Plan required by Condition B33 is approved by the Planning Secretary; and	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
B34b	implement the most recent version of the Water and Stormwater Management Plan approved by the Planning Secretary for the duration of the development.	Operations	Condition not relevant to the earthworks phase activities.	Not triggered
Water Reuse				
B35	The Applicant must ensure any stormwater that is harvested for reuse during the interim stormwater management phases is first treated and disinfected in accordance with Australian Guidelines for Water Recycling: Managing Health and Environmental Risks: Stormwater harvesting and reuse (NRMRC, EPHC and NHMRC 2009).	All	No stormwater harvest and reuse during the reporting period.	Not triggered
Easements and Maintenance				

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status														
B36	Prior to the issue of a Compliance Certificate under Section 73 of the Sydney Water Act, 1994, an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Regional Stormwater Authority (Sydney Water) as the prescribed authority, which can only be revoked, varied or modified with the consent of the Regional Stormwater Authority and which provides for appropriate access to all trunk drainage land for maintenance at no cost to the Regional Stormwater Authority must be registered on the title of the land.	All	Not triggered during this Compliance Reporting period.	Not triggered														
B37	The permanent stormwater management system must continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan. Regular inspection records are required to be maintained and made available to Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems. Note: This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.	Operations	Condition not relevant to the earthworks phase activities.	Not triggered														
B38	All stormwater infrastructure (excluding the trunk drainage corridor), including bio-retention basins, shall remain under the ownership, control and care of the registered proprietor of the lots. Note: This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.	Operations	Condition not relevant to the earthworks phase activities.	Not triggered														
B39	Prior to the issue of any Occupation Certificate, a restriction on the use of land and positive covenant relating to the permanent stormwater management systems (including on-site stormwater detention and water sensitive urban design measures), shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Council's standard wording as detailed in Council's Stormwater Drainage Specification for Building Developments – Appendix F.	Operations	Condition not relevant to the earthworks phase activities.	Not triggered														
Dam Decommissioning Plan																		
B40	Prior to commencement of earthworks, the Applicant must prepare a Dam Decommissioning Plan to the satisfaction of the Planning Secretary. The Dam Decommissioning Plan must form part of the CEMP required by Condition C2. The Applicant must implement the Dam Decommissioning Plan approved by the Planning Secretary.	Earthworks	The Dam Decommissioning Plan (DDP) (Cumberland Ecology, 2024) attached as Appendix I of the CEMP (SLR Consulting, 2024) dated 10 July 2024. DPHI Letter titled Yiribana Logistics Estate (SSD-10272349) – Construction Environmental Management Plan (ref: SSD-10272349-PA-19) dated 18 July 2024 approved the CEMP and the DDP. Preparation: The DDP generally addresses all the requirements of Condition B40. Implementation: The former farm dam has been dewatered and dam desilting and excavation is being undertaken to establish the Lot 2 works area. Sighted: Report: Dam Dewatering at Yiribana Logistics Estate, 754-786 Mamre Road, Kemps Creek (Abel Ecology) - dated 11/11/2024. This report outlines implementation of the DDP for this Dewatering event. Outlining the methods and controls adhered too per the DDP (including the relocation and release of animals), indicating the DDP was implemented in accordance with requirements. Decommissioned dam area sighted during site inspection.	Compliant														
Vegetation Management Plan																		
B41	The Applicant must update the Vegetation Management Plan for the trunk drainage corridor located on-site, to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C5 and must:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered														
B41a	be prepared in consultation with Sydney Water and Council;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered														
B41b	be consistent with the trunk drainage design and landscape drawings prepared in accordance with Condition B31; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered														
B41c	detail monitoring and maintenance timeframes and responsibilities.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered														
B42	The Applicant must revegetate and maintain the trunk drainage corridor in accordance with the updated Vegetation Management Plan approved by the Planning Secretary, until ownership or maintenance responsibility for the corridor is transferred to the Regional Stormwater Authority.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered														
NOISE																		
Hours of Work																		
B43	The Applicant must comply with the hours detailed in Table 2. <table border="1"> <thead> <tr> <th colspan="3">Table 2 - Hours of Work</th> </tr> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">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>Operation</td> <td>Monday – Sunday</td> <td>24 hours</td> </tr> </tbody> </table>	Table 2 - Hours of Work			Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday – Sunday	24 hours	All	Site induction and sign-on records sighted during site visit, and site interviews with Burtons representatives indicated that works have been carried out within the approved hours of work. No out-of-hours works have been carried out during the reporting period.	Compliant
Table 2 - Hours of Work																		
Activity	Day	Time																
Earthworks and construction	Monday – Friday	7 am to 6 pm																
	Saturday	8 am to 1 pm																
Operation	Monday – Sunday	24 hours																
B44	Works outside of the hours identified in condition B43 may be undertaken in the following circumstances:	All	As above	Not triggered														
B44a	works that are inaudible at the nearest sensitive receivers;	All	As above	Not triggered														
B44b	works agreed to in writing by the Planning Secretary;	All	As above	Not triggered														
B44c	for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	All	As above	Not triggered														
B44d	where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	All	As above	Not triggered														

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
Construction Noise Limits				
B45	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (ICNG) (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 Appendix 2.	Earthworks Construction	<p>Environmental monitoring stations have been installed with real-time monitoring for air quality and noise. It was noted during the inspection that one of the monitors is adjacent to Mamre road and may be influenced by background road noise. This aspect needs to be considered through monthly reporting. It is also noted that noise monitoring to be implemented includes real time noise monitoring, with a two stage alert system. Additional attended noise monitoring is to be conducted in response to complaints (not triggered based on no complaints logged in the complaints register for the reporting period).</p> <p>Based on the ER monthly report dated 6 November 2024 '<i>General noise levels ranging between 55dBA and 67dBA. Measured noise levels are generally much below industrial noise limits (75dBA) at a sensitive receiver. No noise complaints received during the month</i>'. </p> <p>It is noted that the November ER report also noted that '<i>minor exceedances were recorded</i>'. The ER report also noted: <i>The monitoring device was located within proximity of earthworks being undertaken, which included a grader trimming the fill area in Warehouse 03. Every 10m away from the generating source, the sound pressure is reduced by approx. 6dB. Due to the closest sensitive receivers being located over 100m from this location, there were no adverse impacts from these exceedances</i>.</p> <p>It is further noted that the mitigation measures within the NVMP are not written in such a way as to be not enforceable as defined limits, rather that they only be applied as reasonable levels. The only tangible items to audit against is the real time monitoring. The wording in the MP explains how difficult it will be to determine compliance with the criteria based on the ongoing changing environment of the precinct. This wording may give validity to the ERs comments about no adverse impacts and therefore no non-compliances having been recorded during the ER review.</p>	Compliant
Construction Noise Management Plan				
B46	The Applicant must prepare a Construction Noise Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:	Earthworks Construction	The Construction Noise Management Plan (CNMP) (RWDI Australia Pty Ltd (RWDI), 2024) attached as Appendix E of the CEMP (SLR Consulting, 2024) dated 10 July 2024. DPHI Letter titled Yiribana Logistics Estate (SSD-10272349) – Construction Environmental Management Plan (ref: SSD-10272349-PA-19) dated 18 July 2024 approved the CEMP and the CNVMP. Preparation: The CNVMP generally addresses all the requirements of Condition B46.	Compliant
B46a	be prepared by a suitably qualified and experienced noise expert;	Earthworks Construction	CNVMP was prepared by a specialist consultant (RWDI Australia Pty Ltd).	Compliant
B46b	be approved by the Planning Secretary prior to the commencement of earthworks and construction;	Earthworks	Sighted DPHI and Planning Sec approval of CNMP dated 18/07/24	Compliant
B46c	describe procedures for achieving the noise management levels in the ICNG (DECC, 2009) (as may be updated or replaced from time to time);	Earthworks Construction	Compliant. See Condition B46.	Compliant
B46d	describe the measures to be implemented to manage high noise generating works such as rock breaking and piling, in close proximity to sensitive receivers;	Earthworks Construction	Compliant. See Condition B46.	Compliant
B46e	include strategies that have been developed with the community for managing high noise generating works;	Earthworks	Compliant. See Condition B46.	Compliant
B46f	describe the community consultation undertaken to develop the strategies in condition B46(e);	Earthworks Construction	Compliant. See Condition B46.	Compliant
B46g	detail the timing, duration and frequency of monitoring to be undertaken to demonstrate the earthworks and construction meet the construction noise management levels in the ICNG; and	Earthworks Construction	Compliant. See Condition B46.	Compliant
B46h	include a complaints management system that would be implemented for the duration of earthworks and construction.	Earthworks Construction	Compliant. See Condition B46.	Compliant
B47	The Applicant must:	Earthworks Construction	Compliance review indicates GPT have sought and obtained appropriate approvals, and implemented management plan requirements triggered for the development activities to date. See below.	Compliant
B47a	not commence earthworks or construction of the development until the Construction Noise Management Plan required by condition B46 is approved by the Planning Secretary; and	Earthworks Construction	Earthworks did not commence prior to approval of the CNVMP.	Compliant
B47b	implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of earthworks and construction.	Earthworks Construction	<p>Ongoing real-time monitoring of noise occurs. Verified during site inspection.</p> <p>Evidence sighted: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERM 2) dated 04.10.2024; Re: SSD 10272349 - Yiribana Logistics Estate - Environmental Representative: Monthly Report (ERM 3) dated 06.11.2024.</p>	Compliant
Operational Noise Limits				
B48	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B49	The Applicant must ensure that noise generated by:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B49a	all fixed external mechanical plant for Warehouse 1 and 3 does not exceed a cumulative sound power level of LAeq(15min) 86 dB(A); and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B49b	(any activity on the site does not exceed a sound power level of LAMax 115 dB(A) or result in annoying noise characteristics as determined in accordance with the Noise Policy for Industry (EPA, 2017) and Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018).	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
Noise Verification Report				
B50	Within three months of the completion of commissioning of each warehouse building in the development, the Applicant must prepare and submit a noise verification report. The noise verification report must:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
B50a	be prepared to the satisfaction of the Planning Secretary;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50b	demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50b (i)	the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50b (ii)	the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA,	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50c	verify the noise levels against the predictions in the Noise Impact Assessment for the Yiribana Logistics Estate prepared by RWDI dated 29 May 2023 and clearly identify any variances from the assumptions and the predicted noise levels at sensitive receivers;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50d	include:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50d (i)	an analysis of compliance with noise limits specified in condition B48 and condition B49;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50d (ii)	(an outline of management actions to be taken to address any exceedances of the limits specified in condition B48; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B50d (iii)	(ia description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
Road Traffic Noise				
B51	Prior to the commencement of construction of the development, 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.	All	Sighted Evidence CTMP Appendix A contains the GPT industrial estate Drivers Code of Conduct. That is Planning Sec Approved. Sighted evidence of completed Drivers Code of Conduct and site inductions during site inspection.	Compliant
VISUAL AMENITY				
Landscaping				
B52	Within 12 months of the commencement of construction of the development, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must form part of the OEMP and be prepared in accordance with condition C5, and must:	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52a	be prepared in consultation with Council;	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52b	detail the species to be planted on-site that:	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52b (i)	are consistent with the plant list in Appendix C of the Mamre Road Precinct Development Control Plan; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52b (ii)	are suitable in relation to wildlife management in proximity to the Western Sydney Airport.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52c	be consistent with:	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52c (i)	the Landscape Plans included in the Supplementary Report;	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52c (ii)	the Applicant's Management and Mitigation Measures (see Appendix 2 of this consent); and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52c (iii)	Appendix 4 of Planning for Bush Fire Protection (RFS, 2019);	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52d	ensure sufficient deep soil to allow large tree planting is provided in the areas between retaining wall tiers and between retaining walls and the western site boundary for Warehouse 3 (as shown in the Landscape Plans included in the Supplementary Report);	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52e	demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP and the Canopy Target Plan in the Supplementary Report;	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52f	include a Street Tree Plan including details of selected street tree species, root protection barriers and soil specifications; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B52g	describe the ongoing monitoring and maintenance measures to manage the landscaping works.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B53	The Applicant must:	Construction		Not triggered
B53a	not commence operation until the Landscape Management Plan is approved by the Planning Secretary and the landscaping is implemented;	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B53b	must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B53c	maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B52 for the life of the development.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B54	Prior to the issue of an Occupation Certificate for each warehouse building, the Applicant must provide the Certifier with written evidence in the form of plans and a report prepared by the project landscape architect confirming that trees identified in the approved document package as contributing to the site's canopy target have been installed and that the trees are capable of reaching maturity in their locations. Where the canopy cover target (in accordance with the MRP DCP) is identified as not being achievable through those trees planted, the report is to detail what measures have been undertaken to address the tree canopy shortfall and a rectification plan is to be provided	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
Lighting				
B55	The Applicant must ensure the lighting associated with the development:	All	Condition not triggered during the compliance review period, as below.	Not triggered
B55a	complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and	All	No night time works requiring lighting are planned during the earthworks phase of the development. No night time works have been carried out during the current compliance reporting period. No site security lighting has been installed for the development site during the compliance review period.	Not triggered
B55b	is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	All	As above	Not triggered
Signage and Fencing				
B56	Prior to the commencement of construction of the first warehouse building in the development, the Applicant must submit a Signage Strategy to the satisfaction of the Planning Secretary. The Signage Strategy must demonstrate the proposed signage is consistent with Chapter 3 of State Environmental Planning Policy (Industry and Employment) 2021 and the MRP DCP, including limiting illumination of signage and measures to control lighting impacts from illuminated signage.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered
B57	All signage and fencing must be erected in accordance with the approved Signage Strategy required by Condition B56. Note:This condition does not apply to temporary construction and safety related signage and fencing.	Construction	Condition not relevant to the earthworks phase activities.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
AIR QUALITY				
Dust Minimisation				
B58	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	ER reports make comments dust as part of the monthly site inspections, additionally an evaluation of environmental performance is provided. Site inspection observations and site interviews indicated implementation of dust controls in general accordance with dust control measures for the development. No dust was observed during the site inspection.	Compliant
B59	During construction of the development, the Applicant must ensure that:	Earthworks Construction	As above	Compliant
B59a	exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;	Earthworks Construction	As above	Compliant
B59b	all trucks entering or leaving the site with loads have their loads covered;	Earthworks Construction	As above	Compliant
B59c	trucks associated with the development do not track dirt onto the public road network;	Earthworks Construction	As above	Compliant
B59d	public roads used by these trucks are kept clean; and	Earthworks Construction	As above	Compliant
B59e	land stabilisation works are carried out progressively on-site to minimise exposed surfaces.	Earthworks Construction	As above	Compliant
Air Quality Management Plan				
B60	Prior to the commencement of earthworks, 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 C2 and must:	Earthworks	The Construction Air Quality Management Plan (CAQMP) (NorthStar, 2024) attached as Appendix F of the CEMP (SLR Consulting, 2024) dated 10 July 2024. DPHI Letter titled Yiribana Logistics Estate (SSD-10272349) – Construction Environmental Management Plan (ref: SSD-10272349-PA-19) dated 18 July 2024 approved the CEMP and the CAQMP. Preparation: The CAQMP generally addresses all the requirements of Condition B60.	Compliant
B60a	be prepared by a suitably qualified and experienced person(s);	Earthworks	The CAQMP was prepared by a specialist consultant (NorthStar).	Compliant
B60b	detail and rank all emissions from all sources during construction of the development, including particulate emissions;	Earthworks	Compliant. See Condition B60.	Compliant
B60c	describe a program that is capable of evaluating the performance of the construction and determining compliance with key criteria, including installation of dust deposition gauges on the site boundary;	Earthworks	Compliant. See Condition B60.	Compliant
B60d	identify the control measures that will be implemented for each emission source; and	Earthworks	Compliant. See Condition B60.	Compliant
B60e	nominate the following for each of the proposed controls:	Earthworks	Compliant. See Condition B60.	Compliant
B60e (i)	key criteria;	Earthworks	Compliant. See Condition B60.	Compliant
B60e (ii)	monitoring method;	Earthworks	Compliant. See Condition B60.	Compliant
B60e (iii)	locations, frequency and duration of monitoring;	Earthworks	Compliant. See Condition B60.	Compliant
B60f	outline procedures that will be implemented in relation to:	Earthworks	Compliant. See Condition B60.	Compliant
B60f (i)	record keeping;	Earthworks	Compliant. See Condition B60.	Compliant
B60f (ii)	reporting to the Environmental Representative required under condition A33;	Earthworks	Compliant. See Condition B60.	Compliant
B60f (iii)	complaints register;	Earthworks	Compliant. See Condition B60.	Compliant
B60f (iv)	response procedures;	Earthworks	Compliant. See Condition B60.	Compliant
B60f (v)	compliance monitoring; and	Earthworks	Compliant. See Condition B60.	Compliant
B60g	detail contingency measures to be implemented to reduce any exceedances of relevant performance indicators or criteria and include a timetable for implementation.	Earthworks	Compliant. See Condition B60.	Compliant
B61	The Applicant must:	Earthworks	Compliance review indicates GPT have sought and obtained appropriate approvals, and implemented management plan requirements triggered for the development activities to date. See below.	Compliant
B61a	not commence earthworks until the CAQMP required by condition B60 is approved by the Planning Secretary; and	Earthworks	Sighted DPHI and Planning Sec approval of CAQMP dated 18/07/24	Compliant
B61b	implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of earthworks and construction.	Earthworks Construction	Implementation of CAQMP controls is monitored via ER process and via environmental site inspections. ER reports sighted indicating risk management controls are being implemented, monitored and maintained for the earthworks phase activities in general accordance with this condition. Records indicate processes are in place to rectify any issues or improvements required. Site inspection during compliance review indicated dust control measures are being implemented at the project site in general accordance with this condition.	Compliant
Air Quality Discharges				
B62	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2010.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
ABORIGINAL HERITAGE				
B63	Prior to commencement of earthworks, the Applicant must implement the recommendations outlined in Section 8 of the Aboriginal Cultural Heritage Assessment Report, prepared by Urbis Pty Ltd, dated 3 September 2021.	Earthworks Construction	The letter titled 'Yiribana Distribution Centre - Aboriginal Cultural Heritage Salvage Works Clearance Letter (Urbis, 2023) dated 15 December 2023 from Urbis to GPT states how Condition B63 has been met 'Urbis, in consultation with the Aboriginal community, is satisfied that the recommendations in the Aboriginal Cultural Heritage Assessment Report (ACHAR) which necessitated action prior to earthworks have been completed'. Heritage controls are included in Section 4.8 of the approved CEMP.	Compliant
Unexpected Finds Protocol				
B64	If any item or object of Aboriginal heritage significance is identified on-site:	Earthworks Construction	Personnel interviews indicate that no items or objects of Aboriginal heritage significance have been identified onsite during earthworks activities to date.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
B64a	all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;	Earthworks	As above	Not triggered
B64b	a 10 m wide buffer area around the suspected item or object must be cordoned off; and	Earthworks Construction	As above	Not triggered
B64c	Heritage NSW must be contacted immediately.	Earthworks Construction	As above	Not triggered
B65	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.	Earthworks Construction	As above	Not triggered
HISTORIC HERITAGE				
Unexpected Finds Protocol				
B66	If any archaeological relics are uncovered during earthworks or construction, then all works must cease immediately in that area. Unexpected finds must be evaluated and recorded in accordance with the requirements of Heritage NSW.	Earthworks Construction	Client meeting response "No archaeological relics have been uncovered since construction commenced". No finds noted in ER reports. Additionally as stated above a Aboriginal Heritage Induction and Change Finds Procedure was sighted.	Compliant
BIODIVERSITY				
B67	Prior to any clearing or construction works for the development, the Applicant must purchase and retire the following biodiversity credits:	Earthworks Construction	Sighted evidence - NSW Biodiversity Conservation Trust, Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation. Credit types and numbers: 835 - Cumberland river flat forest - 3 credits 1800 - Cumberland Swamp Oak riparian forest - 1 credits 10549 - Myotis macropus (Southern Myotis) - 3 credits	Compliant
B67a	three ecosystem credits for the Forest Red Gum – rough barked apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion (PCT 835);	Earthworks Construction	As above	Compliant
B67b	one ecosystem credit for the Swamp Oak open forest on river flats of the Cumberland Plain and Hunter Valley (PCT 1800); and	Earthworks Construction	As above	Compliant
B67c	three species credits for the Myotis Macropus / Southern Myotis The biodiversity credits must be retired in accordance with the requirements of EHG's Biodiversity Offsets Scheme and the Biodiversity Conservation Act 2016.	Earthworks Construction	As above	Compliant
B68	The requirement to retire biodiversity credits (see condition B67) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of credits, as calculated by the EHG's Biodiversity Offsets Payment Calculator.	Earthworks Construction	As above	Compliant
B69	The Applicant must provide the Planning Secretary with evidence that:	Earthworks Construction	Copies of the relevant Statements were sighted, however records confirming provision of this information to the Planning Secretary were not able to be located for review. Personnel interviews indicated some certainty that this information has been provided to the Planning Secretary at the time the credits were retired, however, records of lodgement via the Major Project portal, nor via email or other means of submission were able to be located as evidence of submission. In absence of records confirming payment, a non-compliance is recorded against this condition and associated sub-conditions. Recommendation: Locate evidence confirming submission of a copy of the biodiversity credits retirement statements for references 835 - Cumberland River flat forest; 1800 - Cumberland Swamp Oak riparian forest; and 10549 - <i>Myotis macropus</i> (Southern Myotis) have been provided to the Planning Secretary. If this evidence is not located, ensure that a copy of the relevant Statements are submitted via the Major Projects portal.	Non-compliant
B69a	the retirement of biodiversity credits has been completed (see condition B67); or	Earthworks Construction	As above	Non-compliant
B69b	a payment has been made to the Biodiversity Conservation Fund (see condition B68), prior to undertaking any clearing or construction works for the development.	Earthworks Construction	As above	Non-compliant
B70	Prior to and during construction works, the Applicant must implement the mitigation measures recommended in Section 9 of the Yiribana Logistics Estate Biodiversity Development Assessment Report prepared by Cumberland Ecology, dated 14 August 2023.	Earthworks Construction	Sighted Evidence: Project Ecologist report for clearance and other works dated 16/10/24 Indicates their various attendance form 22-30 Aug 2024, supervising vegetation clearing and implementing section 9 of BDAR and recommendations of pre-clearing assessment	Compliant
CONTAMINATION AND REMEDIATION				
Remedial Works				
B71	The Applicant must remediate the site in accordance with the Remedial Action Plan included in the EIS/Supplementary Report and relevant guidelines produced or approved under the Contaminated Land Management Act 1997. Remediation works must be undertaken by a suitably qualified and experienced consultant(s). Remediation works must be undertaken by a suitably qualified and experienced consultant(s).	Earthworks	Remediation works were undertaken prior to earthworks phase activities, outside the current compliance reporting period. Site validation report completed and submitted to the Department for approval. Sighted the Site Validation Report (Sydney Environmental Group) - November 2023 and associated approval (DPHI ref: ref: SSD-10272349-PA-12, 2 February 2024)	Compliant
Validation Report				
B72	Within three months of completion of the remediation works for the development, the Applicant must submit a Remediation Validation Report (RVR) to the satisfaction of the Planning Secretary. The RVR must be prepared in accordance with the approved remedial action plan and relevant guidelines produced or approved under the Contaminated Land Management Act 1997 and must be and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM)scheme; and	Earthworks	Site validation report completed and submitted to the Department for approval. Sighted the Site Validation Report (Sydney Environmental Group) - November 2023 and associated approval (DPHI ref: ref: SSD-10272349-PA-12, 2 February 2024)	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
B72a	be reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and	Earthworks	The report includes a reviewer sign off and signature by a CEnvP certified environmental practitioner.	Compliant
B72b	demonstrate that:	Earthworks	Site suitability for the intended industrial land use is considered in the site validation report.	Compliant
B72b (i)	the site is suitable for its intended industrial land use, or	Earthworks	Site suitability for the intended industrial land use is considered in the site validation report.	Compliant
B72b (ii)	the site is suitable for its intended industrial land use with the implementation of an environmental management plan or long-term environmental management plan.	Earthworks	Site suitability for the intended industrial land use is considered in the site validation report.	Compliant
Unexpected Finds				
B73	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	Construction	Unexpected finds protocol included in Section 4.9 of the approved CEMP Personnel interviews indicated that no unexpected contamination has been identified to date during earthworks phase activities.	Compliant
HAZARDS AND RISK				
Dangerous Goods				
B74	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Construction and Operations	Condition not relevant to the earthworks phase activities.	Not triggered
Bunding				
B75	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	All	No chemicals, fuels or oils are being stored onsite during current earthworks activities. Personnel interviews indicate that temporary bunding and/or other appropriate storage is to be provided in the event that these materials are to be stored onsite during earthworks and construction.	Not triggered
Emergency Services Information Package				
B76	From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	Construction and Operations	Condition not relevant to the earthworks phase activities.	Not triggered
BUSHFIRE PROTECTION				
B77	The Applicant shall ensure the development (except for the trunk drainage corridor) complies with:	All	Compliance review indicates the development complies with triggered requirements, as below.	Compliant
B77a	the relevant provisions of Planning for Bushfire Protection (NSW RFS, 2019);	All	Management controls included in CEMP. Site interviews indicate bushfire risk controls are monitored via regular site environmental inspections, however records of these inspections were not available for review during the compliance assessment. Site inspection during compliance reporting did not indicate any significant issues of concern related to bushfire risks at the project site.	Compliant
B77b	the construction standards and asset protection zone requirements recommended in the Bush Fire Assessment Report for the Yiribana Logistics Estate prepared by Bushfire Consulting Services Pty Ltd and dated 29 May 2023; and	All	Condition not triggered during current earthworks phase activities.	Not triggered
B77c	Australian Standard AS2419.1-2005 Fire hydrant installations System design, installation, and commissioning.	All	Condition not triggered during current earthworks phase activities.	Not triggered
WASTE MANAGEMENT				
Waste Management Plan				
B78	Prior to the commencement of operation of the development, the Applicant must update the Waste Management Plan included in the EIS for the development. The Waste Management Plan must form part of the OEMP and be prepared in accordance with condition C5. The Plan must:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B78a	detail the type and quantity of waste to be generated during construction and operation of the development;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B78b	describe the handling, storage and disposal of all waste streams generated on-site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Environment Protection Authority, 2014);	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B78c	detail the materials to be reused or recycled, either on or off site; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B78d	include the Management and Mitigation Measures included in Appendix 2.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
B79	The Applicant must implement the most recent version of the Waste Management Plan for the duration of construction and operation.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
Waste Storage and Processing				
B80	Prior to the commencement of construction of the development, the Applicant must obtain agreement from Council for the design of the waste storage area for the development.	Construction	Not applicable to earthworks phase of the development. Site interviews indicate that it is assumed that Council agreement for the design of the development's waste storage area was obtained during pre-construction permitting and certifications. However, records confirming this agreement are unable to be located due to project and personnel changes. Opportunity for Improvement: Locate, or request from Council, a copy of Council's agreement for the design of the project's waste storage area and ensure record is retained with the project's pre-construction certifications.	Not triggered
B81	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.	All	Waste and recycling bins provided to office and lunch room areas during earthworks phase of the development. Bulk bins not required at this stage, however are to be provided for construction phase activities. Appropriate storage of wastes and no litter were observed during site inspection.	Compliant
B82	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.	All	No liquid waste generated to date for the earthworks phase of the development. Management measures included in the approved Waste Management Plan for the project (LG Consult 2021).	Not triggered
Pests, Vermin and Priority Weed Management				
B83	The Applicant must:	All	Compliance review indicates the development complies with triggered requirements, as below.	Compliant
B83a	implement suitable measures to manage pests, vermin and declared priority weeds on the site; and	All	The approved CEMP contains commitments and mitigation measures for the management of pests, vermin and weeds. Site interviews indicate weed control activities were undertaken prior to earthworks. To date, additional pest, vermin and weed controls (other than use of snake repellents) have not been required during early earthworks phase of the development, but that these are monitored via regular site environmental inspections. Personnel interviews indicate that pest, vermin and weed controls are to be implemented at any stage of the development where required to mitigate any issues that may arise.	Compliant
B83b	inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on-site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.	All	Site interviews indicate pest, vermin and weed controls are monitored via regular site environmental inspections, however records of these inspections were not available for review during the compliance assessment. The ER monthly site inspections include weeds, records of recent inspections sighted. Weeds requiring attention were noted, however it is not recorded in the inspection report whether these were defined priority weeds or other weed types. Corrective actions noted indicating weed spraying had been scheduled to control weeds. Site inspection during compliance reporting did not indicate any significant issues of concern related to pest, vermin or weed management at the project site.	Compliant
PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING				
ENVIRONMENTAL MANAGEMENT				
Management Plan Requirements				
C1	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	All	All Plans appear to align with C1. All plans have been approved by DPHI as meeting Condition C1. See specific management plan conditions for more information.	Compliant
C1a	detailed baseline data;	All	As above	Compliant
C1b	details of:	All	As above	Compliant
C1b (i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);	All	As above	Compliant
C1b (ii)	any relevant limits or performance measures and criteria; and	All	As above	Compliant
C1b (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;	All	As above	Compliant
C1c	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	All	As above	Compliant
C1d	a program to monitor and report on the:	All	As above	Compliant
C1d(i)	impacts and environmental performance of the development; and	All	As above	Compliant
C1d(ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;	All	As above	Compliant
C1e	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	All	As above	Compliant
C1f	a program to investigate and implement ways to improve the environmental performance of the development over time;	All	As above	Compliant
C1g	a protocol for managing and reporting any:	All	As above	Compliant
C1g (i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	All	As above	Compliant
C1g (ii)	complaint;	All	As above	Compliant
C1g (iii)	failure to comply with statutory requirements; and	All	As above	Compliant
C1h	a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	All	As above	Compliant
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Construction	Sighted CEMP developed in accordance with C1 and Planning Secretary approval sighted on Major Projects website.	Compliant
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	Construction	Required plans attached as appendices to the approved CEMP, as below.	Compliant
C3a	Construction Traffic Management Plan (see condition B1);	Construction	Sighted CTMP as an appendix (G) in the CEMP	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
C3b	Erosion and Sediment Control Plan (see condition B24);	Construction	Sighted ESCP as an appendix (H) in the CEMP. It is noted that the CEMP requires updating to reflect the approved revised ESCP (dated 3 September 2024, revision 2.0). (Refer to Condition C9)	Compliant
C3c	Dam Decommissioning Plan (see condition B40);	Construction	Sighted Dam Decommissioning Plan as an appendix (I) in the CEMP	Compliant
C3d	Construction Noise Management Plan (see condition B46);	Construction	Sighted CNVMP as an appendix (E) in the CEMP	Compliant
C3e	Construction Air Quality Management Plan (see condition B60); and	Construction	Sighted CAQMP as an appendix (F) in the CEMP	Compliant
C3f	Community Consultation and Complaints Handling.	Construction	Sighted CCCH as an appendix (D) in the CEMP	Compliant
C4	The Applicant must:	Construction	Compliance review indicates GPT have sought and obtained appropriate approvals, and implemented management plan requirements triggered for the development activities to date, except as noted below. See below.	Compliant
C4a	not commence earthworks or construction of the development until the CEMP is approved by the Planning Secretary; and	Construction	Sighted Planning Secretary approval on Major Projects Website	Compliant
C4b	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.	Construction	ER Monthly Reports August 2024 to January 2025 sighted, indicating the development was undertaken in general accordance with CEMP requirements. Verified during site inspection. However, non-compliance against this condition is recorded for this compliance review due to PM10, 24hr averaged dust exceedances identified and reported in the ER October 2024 report. Further information requested by the Department, submitted 13 December 2024. Relevant correspondence sighted. Recommendation: Obtain closure from DPHI in response to the reported October 2024 non-compliance with PM10 24 hour averaged dust exceedances.	Non-compliant
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN				
C5	The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6	As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6a	describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6b	describe the procedures that would be implemented to	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6b(i)	keep the local community and relevant agencies informed about the operation and environmental performance of the development;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6b(ii)	receive, handle, respond to, and record complaints;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6b(iii)	resolve any disputes that may arise;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6b(iv)	respond to any non-compliance;	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6b(v)	respond to emergencies; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6c	include the following environmental management plans:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6c(i)	Operational Traffic Monitoring (see condition B20);	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6c(ii)	Stormwater Management Plan (see condition B33);	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6c(iii)	Updated Vegetation Management Plan (see condition B41); and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C6c(iv)	Landscape Management Plan (see condition B52).	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C7	The Applicant must:	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C7a	not commence operation until the OEMP is approved by the Planning Secretary; and	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
C7b	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).	Operation	Condition not relevant to the earthworks phase activities.	Not triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
C8	Within three months of:	All	Compliance review indicates GPT have carried out management plan reviews as triggered for the development activities to date. See below.	Compliant
C8a	the submission of a Compliance Report under condition C14;	All	No Compliance Reports submitted to date. This document is the initial Compliance Report. Opportunity for Improvement: All strategies, plans and programs relevant to operation should be reviewed within three months of the Compliance Report submission date.	Not triggered
C8b	the submission of an incident report under condition C10;	All	Based on ER reports no incidents occurred during the period.	Not triggered
C8c	the approval of any modification of the conditions of this consent; or	All	No indications of modification to the consent has occurred.	Not triggered
C8d	the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,	All	Based on the review of the website no direction or communication was received from the Planning Secretary under condition A2(b). Client confirmed no comms	Compliant
C8e	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.	All	Sighted evidence Planning Sec comms for ESCP, updated 2.0 revision submitted and approved. Evidence provided	Compliant
C9	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 weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary. 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.	All	It is noted that the CEMP requires updating to reflect the approved revised ESCP (dated 3 September 2024, revision 2.0). CEMP review will be triggered by issue of this Compliance Report (Condition C8a). Opportunities for Improvement: 1. Review Section 4.5 and Appendix H of the approved CEMP to reflect the approved revised ESCP (dated 3 September 2024, revision 2.0) and submit the updated CEMP via the Major Projects portal for approval. 2. To minimise need for future administrative updates to the CEMP resulting from updates to appended management plans, it is suggested that the CEMP be amended to indicate that it should be read in conjunction with the current versions of the various management plans. In this case, ensure that the current version of appended management plans are made available via the project website once they have been approved by the Planning Secretary.	Compliant
REPORTING AND AUDITING				
Incident Notification, Reporting and Response				
C10	The Planning Secretary must be notified in writing via the Major Projects website 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 5.	All	Based on ER reports, personnel interviews, evidence and observations, no incidents requiring notification occurred during the compliance review period.	Not triggered

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
Non-Compliance Notification				
C11	The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	All	<p>Three potential non-compliances with Conditions of Consent were recorded during the reporting period as follows:</p> <p>POTENTIAL NON-COMPLIANCE #1: Schedule 2, Condition B26 – Erosion and sediment controls inconsistent with approved ESCP (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5)) (Refer to Condition B26 for details)</p> <p>POTENTIAL NON-COMPLIANCE #2: Schedule 2, Condition C11 – Non-compliance notification •In the October 2024 ER Report, the ER noted that it was not confirmed that formal notification for the potential non-conformance against Condition B26 (as outlined above) had been provided to the Department in accordance with requirements of Condition C11. In the report, the ER also requested that the applicant (GPT) should confirm notification of the NC or otherwise notify. •8 November 2024, GPT provided verbal notification to DPHI of the potential non-compliance against Condition B26 and followed this up on the same day with an email to DPHI (email from Grant Taylor to Gabriel Shaw Peters, 8 November 2024; "GPT Yiribana East - Monthly ER Report October"). DPHI replied via email the same day, advising the potential non-compliance with Condition B26 was currently being reviewed by NSW Planning Assessments team. In this email, DPHI also provided the following advice: "For future potential non-compliances of this nature, please continue to notify me as you have done here."</p> <p>POTENTIAL NON-COMPLIANCE #3: Schedule 2, Condition C4(b) – October 2024 ER Report: PM10 24-hour dust exceedances (Refer to Condition C4(b) for details)</p> <p>From evidence reviewed and personnel interviews, it is noted that non-compliance notifications were not provided in writing via the Major Projects portal as required by Condition C11. The Department's email advice dated 8 November 2024 requesting that direct email notifications be continued is noted. However, it is further noted that it does not appear that the project has yet implemented a consistent process to ensure that non-compliance and incident notifications are provided to the Department in alignment with the requirements of Conditions C10, C11 and Appendix 5 of the Consent.</p> <p>Recommendation: 1. Implement a formal incident notification and reporting process including an incident register to record and track non-compliances and incidents, as per the recommendations outlined in recommendations at Condition C12. Include the three reported notifiable potential non-compliances in the incident register and retain applicable investigation records for each, namely: •Potential Non-Compliance #1: Schedule 2, Condition B26 – Erosion and sediment controls inconsistent with approved ESCP (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5)). •Potential Non-Compliance #2: Schedule 2, Condition C11 – Non-compliance notification. •Potential Non-Compliance #3: Schedule 2, Condition C4(b) – October 2024 ER Report: PM10 24-hour dust exceedances.</p>	Non-compliant
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	All	<p>The non-compliance notifications provided to DPHI under Condition C10, and DPHI's email advice provided on 8 November 2024 do not appear to have aligned with the information required by Condition C12, which requires non-compliance notifications must:</p> <ul style="list-style-type: none"> Identify the development Identify the development application number Set out: <ul style="list-style-type: none"> the condition of consent that the development is non-compliant with the way in which it does not comply the reasons for the non-compliance (if known) what actions have been, or will be, undertaken to address the non-compliance. <p>It is acknowledged that verbal notification / discussion with DPHI on 8 November (pers comm Grant Taylor (GPT) a& Gabriel Shaw Peters (DPHI) may have included the required information during the conversation, however written notification outlining the information required by Condition C12 was not sighted during the compliance review.</p> <p>Recommendation: Implement a formal incident notification and reporting process for the project that addresses notification requirements, timings and information as set out in Schedule 2, Conditions C11, C12 and Appendix 5 of SSD-10272349. Include an incident register to records and track non-compliances and incidents. Also include templates for notification and reporting to ensure that all the required information is compiled and provided to DPHI.</p>	Non-compliant
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	n/a	Note only
Compliance Reporting				
C14	Within three months after the commencement of earthworks of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), for the duration of earthworks and construction works, the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:	Earthworks Construction	Not yet triggered - review during next Compliance Reporting Cycle. This Compliance Report was prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020)	Not triggered
C14a	identify any trends in the monitoring data	Earthworks Construction	Addressed within the Compliance Report	Compliant
C14b	identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and	Earthworks Construction	Addressed within the Compliance Report	Compliant
C14c	describe what measures will be implemented over the next year to improve the environmental performance of the development.	Earthworks Construction	Addressed within the Compliance Report	Compliant
C15	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.	Earthworks Construction	Not yet triggered - review during next Compliance Reporting Cycle	Not triggered
Monitoring and Environmental Audits				
C16	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, compliance reporting and independent auditing. 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.	All	In preparing monitoring and environmental audits as required by the Consent, including this compliance report, GPT is committed to ensuring, to the best of their knowledge and ability, that these works align with the requirements of Division 9.4, Part 9 of the EP&A Act, including checking, so far as reasonably practicable, that monitoring and environmental audit reports are not false or misleading in a material respect and that they include all materially relevant information. Additionally, GPT has systems in place to retain relevant project monitoring data or audit documentation for a period of at least 5 years and can make that information available to a Department officer upon request.	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
ACCESS TO INFORMATION				
C17	At least 48 hours before the commencement of earthworks of the development and for the life of the development, the Applicant must:	All	According to personnel interviews, required project information was published to the project website at least 48 hours prior to commencement of earthworks.	Compliant
C17a	make the following information and documents (as they are obtained or approved) publicly available on its website:	All	Compliance review indicates GPT have made relevant information available via the public website, except as noted below. See below.	Compliant
C17a (i)	the documents referred to in condition A2 of this consent;	All	GPT website reviewed 10 December 2024. EIS, RTS and Supplementary reports available on client website via links to major projects portal, however they are not provided via direct upload to the project website as required by Condition C17a. Assessed as compliant on this basis, however it is preferable to have the documents uploaded directly to the project website. Opportunity for Improvement: Consider uploading all documents referred to in Condition A2 of SSD-10272349 directly to the project website, namely the EIS, RTS and Supplementary reports.	Compliant
C17a (ii)	all current statutory approvals for the development;	All	A link to a PDF version of SSD 10272349 was sighted during the website review on the 10 December 2024. A link directly to SSD 10272349 on the Major Projects Website was also sighted during the website review.	Compliant
C17a (iii)	all approved strategies, plans and programs required under the conditions of this consent;	All	A link to a PDF version of the CEMP on the major projects website was sighted during review of the website on 10 December 2024. The CEMP includes the following approved plans as appendices: * CCCP * CNVMP * CAQMP * CTMP * ESCP * DDP PDF versions of the following approved documents were observed on the website: * Site validation report * Revised ESCP (dated 3 September 2024, revision 2.0) - version included in the CEMP is obsolete ver 1.5.	Compliant
C17a (iv)	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;	All	The Environmental Rep Monthly Reports were sighted on the project website. The ER reports includes consideration of dust monitoring data and reports non-compliant results where relevant. This is considered adequate for the current early earthworks phase of development, however reporting should be developed further as the development progresses and this information made publicly available on the project website on a regular basis (e.g. monthly). Reporting on the environmental performance of the project is to be compiled as the development activities progress and uploaded regularly (e.g. monthly) to the project website. Review next compliance reporting cycle. Opportunity for Improvement: Develop reporting on the environmental performance of the project as the development activities progress and upload regularly (e.g. monthly) to the project website. Review next compliance reporting cycle.	Compliant
C17a (v)	a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	All	As above C17a (iv)	Compliant
C17a (vi)	a summary of the current stage and progress of the development;	All	Construction Certificate No. 212330/01 applicable to Earthworks Stage 1, Bulk Earth Works stage of development sighted during website review.	Compliant
C17a (vii)	contact details to enquire about the development or to make a complaint;	All	Email and phone numbers were sighted during the website review on 10 December 2024.	Compliant
C17a (viii)	a complaints register, updated monthly;	All	A complaints register was sighted during the website review on 10 December 2024. The complaints register is undated and unable to confirm its upload date or period it covers. This condition is considered non-compliant. Recommendation: Update complaints sheet to a register that includes dates specific to the period it covers and/or upload dates.	Non-compliant
C17a (ix)	the Compliance Report of the development;	All	Condition not triggered as this is the first iteration of a compliance report. Website review on 10 December 2024, state it is coming soon	Not triggered
C17a (x)	any other matter required by the Planning Secretary; and	All	Review of the website on 10 December 2024 includes a communication title under which indicates "Planning Secretary Written Direction & Communication: Nil to date".	Not triggered
C17b	keep such information up to date, to the satisfaction of the Planning Secretary	All	As per Condition C17a(iii), current and approved project documentation was observed on the project website.	Compliant
APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES				
General	n/a - Compliance Reviewer's general observations and recommendations relating to implementation of Appendix 2 Applicant's Management and Mitigation Measures.		At the time of this initial compliance review, early-stage bulk earthworks were underway. As such, not all the construction phase management and mitigation measures have been fully triggered and implemented during these early stage works. It is noted from site interviews and observations that management and mitigation measures are being implemented as relevant to the current stage of works, however it is noted that documentary evidence was not readily available for review to provide further confirmation of compliance with these commitments. Therefore, a general opportunity for improvement is identified for the Appendix 2 Management and Mitigation Measures to ensure that: 1. Systems for environmental compliance and risk management are implemented for construction works; 2. Management and Mitigation Measures are implemented for the development activities; and 3. Verifiable evidence is produced and retained throughout the construction activities confirming that appropriate and enduring measures have been implemented, monitored, maintained and improved where necessary to manage and mitigate potential environmental impacts due to construction activities. Review in future compliance reporting and auditing cycles. Opportunities for Improvement: Ensure that: 1. Systems for environmental compliance and risk management are implemented for construction works. 2. The Management and Mitigation Measures defined in Appendix 2 of SSD-10272349 are implemented monitored, maintained and improved where necessary to manage and mitigate potential environmental impacts due to construction activities. 3. Verifiable evidence is produced and retained throughout the construction activities confirming the effectiveness of implemented Management and Mitigation Measures as relevant to construction activities.	Note only

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
TRAFFIC & TRANSPORT				
	Traffic control would be required to manage and regulate construction vehicle traffic movements to and from the Site during construction.	Construction	Bulk earthworks are progressing to establish the main site entry and internal construction roads, parking areas etc. roadways. Traffic controls are implemented as required for site access (e.g. when floating earthmoving machinery on and off site). CTMP controls implemented including signage relevant to current stage of the development.	Compliant
	All vehicles transporting loose materials will have the load covered and/or secured to prevent any items depositing onto the roadway during travel to and from the Site.	All	Vehicle loads are covered as required.	Compliant
	All vehicles are to enter and depart the Site in a forward direction, with reverse movements to occur only within the Site boundary.	All	All vehicles enter and exit the site in a forward direction.	Compliant
	All contractor parking is to be wholly contained within the site; and Pedestrian and cycle traffic along the site frontage will be managed appropriately at all times.	All	Construction parking is currently within the site. As above, bulk earthworks are in progress to formalise construction parking areas, construction internal roadways etc.	Compliant
BIODIVERSITY				
Delineation of clearing areas				
	To avoid unnecessary removal or damage to the TEC's or other retained vegetation, the clearing area will be clearly demarcated with temporary fencing and signed, where appropriate, to ensure no vegetation beyond these boundaries will be inadvertently cleared during the construction process.	Construction	Site fencing established around clearing and protection zones. Verified during site inspection.	Compliant
Erosion, sedimentation and pollution control				
	Construction activities will be undertaken in accordance with "The Blue Book" (Landcom 2004). These include implementation of the following measures: Installation of sediment control fences; Covering soil stockpiles; and Avoiding soil disturbance prior to heavy rainfall.	Construction	Works appeared to be in general alignment with 'Blue Book' guidelines. Sediment control fencing and other controls observed during site inspection.	Compliant
Pre-clearance survey				
	Pre-clearance surveys will be conducted in all areas of vegetation that are required to be cleared.	Construction	Sighted evidence: Pre-Clearance assessment and photos dated 09/09/24. Post-clearance and clearance report sighted for work undertaken 22-30 Aug 2024. Within one week of clearing	Compliant
	Pre-clearing surveys will be undertaken within one week of clearing.	Construction	As above	Compliant
	Habitat features will be marked during the preclearing survey.	Construction	As above	Compliant
Staging of clearing				
	Animals disturbed or dislodged during the clearance but not injured will be assisted to move to adjacent bushland or other specified locations. If animals are injured during the vegetation clearance, appropriate steps will be taken to humanely treat the animal.	Construction	Sighted evidence: Post-Clearance report (Abel ecology). This report covers the animals disturbed or dislodged during clearing, methods of capture, release and the involvement of WIRES if required if any injuries occur.	Compliant
Weed Management				
	Appropriate weed control activities will be undertaken in accordance with the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022	Construction	Weed control activities have been implemented pre-earthworks and ongoing, as noted against relevant Consent conditions.	Compliant
Vegetation clearance timing				
	The clearance of trees and vegetation would only occur outside of winter (June, July and August) to ensure fauna is less disturbed.	Construction	Sighted evidence: Pre-Clearance assessment and photos dated 09/09/24. Post-clearance and clearance report sighted for work undertaken 22-30 Aug 2024. Within one week of clearing	Compliant
Impacts to fauna during construction				
	Pre-clearing surveys will be undertaken within one week of clearing.	Construction	Sighted evidence: Pre-Clearance assessment and photos dated 09/09/24. Post-clearance and clearance report sighted for work undertaken 22-30 Aug 2024. Within one week of clearing	Compliant
	Habitat features will be marked during the pre-clearing survey.	Construction	As above	Compliant
	Any fauna found will be captured and relocated to nearby remnant vegetation and released.	Construction	As above	Compliant
Clearance of habitats during construction				
	Vegetation clearing will be conducted using a two-stage clearing process.	Construction	As above	Compliant
	Animals disturbed or dislodged during the clearance but not injured will be assisted to move to adjacent bushland or other specified locations	Construction	As above	Compliant
	If animals are injured during the vegetation clearance, appropriate steps will be taken to humanely treat the animal	Construction	No animals were reported as injured during pre-clearance activities.	Not triggered
Spread of weeds throughout site				
	Appropriate weed control activities will be undertaken in accordance with the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022 (LLS: Greater Sydney 2017).	Construction	Weed control activities have been implemented pre-earthworks and ongoing, as noted against relevant Consent conditions.	Compliant
Dam dewatering				
	Prior to dam dewatering activities a Dam Dewatering Plan prepared that includes a strategy for dewatering of the three dams within the subject land and a relocation site for any fauna captured.	Construction	Sighted evidence: Dam Dewatering Assessment (Sydney Environmental Group) dated 06/11/23. Covering the required information	Compliant
Erosion and transport of sediments as a result of soil disturbance during construction				
	Construction activities will be undertaken in accordance with "The Blue Book" (Landcom 2004). These include implementation of the following measures: Installation of sediment control fences; Covering soil stockpiles; and Avoiding soil disturbance prior to heavy rainfall	Construction	Works appeared to be in general alignment with 'Blue Book' guidelines. Sediment control fencing and other controls observed during site inspection.	Compliant
URBAN DESIGN & VISUAL				
	Extensive planting with a mix of low, medium and high-level planting	Construction	Measure not relevant to the earthworks phase activities	Not triggered
	Retention of existing vegetation where possible.	Construction	Measure not relevant to the earthworks phase activities	Not triggered
	Implementation of a landscape maintenance and management regime to ensure the planting successfully establishes and thrives.	Construction	Measure not relevant to the earthworks phase activities	Not triggered
	Selection of colours for the buildings which are complementary palate to the existing and emerging landscape colours.	Construction	Measure not relevant to the earthworks phase activities	Not triggered
NOISE & VIBRATION				
Construction Noise				
	Avoiding the coincidence of noisy plant working simultaneously close together would result in reduced noise emissions.	Construction	Noise controls included in the CEMP are not fully triggered or implemented for early bulk earthworks stage of the development. Further controls including monitoring and verification to be implemented for construction phase activities. Equipment pre-starts, environmental site inspections and observations of operating plant and equipment are undertaken for earthworks phase activities. Site inspection did not indicate noise sources of concern associated with earthworks activities. No verified noise complaints received for the earthworks phase activities to date. Review in future compliance reporting and auditing cycles.	Compliant
	Equipment which is used intermittently is to be shut down when not in use.	Construction	Site inspection observations noted equipment was shut down when not in use.	Compliant
	Where possible, equipment with directional noise emissions should be oriented away from sensitive receivers.	Construction	No directional noise sources were noted during the site inspection.	Compliant
	Regular compliance checks on the noise emissions of all plant and machinery used for the proposal would indicate whether noise emissions from plant items were higher than predicted.	Construction	Equipment pre-starts and environmental site inspections consider noise sources. No issues noted during site inspection.	Compliant
	Where possible, heavy vehicle movements should be limited to standard construction hours.	Construction	No works or heavy vehicle movements are undertaken outside approved construction hours.	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
	Non-tonal reversing alarms should be used on all items of plants and heavy vehicles used for construction.	Construction	Non-tonal reversing alarms are installed to equipment where possible.	Compliant
	Inform all potentially impacted residents of the nature of works to be carried out, the expected noise level and duration, as well as contact details.	Construction	Community contact information is posted on the project website and boundary fence adjacent to the main site entrance. No noise works requiring notification to sensitive community receptors have been required for the bulk earthworks activities to date.	Compliant
	Where possible, times identified by the community when they are less sensitive to noise to further understand best measures of when and how to manage noise impacts.	Construction	All works are undertaken within the approved hours for construction activities. No works out of hours or at times that may be problematic for sensitive community receivers are planned for the construction program to date.	Compliant
	Selection of quietest feasible construction equipment.	Construction	Preference is given to selection of smaller, quieter and efficient equipment where possible.	Compliant
	Use of saw cutting in preference to rock-breakers where feasible.	Construction	Saw cutting is preferred over rock breaking. No evidence suggesting that either activity have been required to date for the bulk earthworks.	Compliant
	Localised treatment such as barriers, shrouds, and the like around fixed plant, such as pumps, generators, and concrete pumps.	Construction	Measure not triggered for earthworks activities to date.	Not triggered
	Plant Noise Audit – Noise emission levels of all critical items of mobile plant and equipment should be checked for compliance with noise limits appropriate to those items prior to the equipment going into regular service. To this end, testing should be established with the contractor.	Construction	Measure not triggered for earthworks activities to date.	Not triggered
	Operator Instruction – Operators should be trained in order to raise their awareness of potential noise problems and to increase their use of techniques to minimise noise emission.	Construction	Site induction and toolbox talks consider noise. Operators have completed Construction Industry Induction that also considers noise minimisation measures relevant to construction activities.	Compliant
	Equipment Selection – All fixed plant at the work sites should be appropriately selected, and where necessary, fitted with silencers, acoustical enclosures, and other noise attenuation measures in order to ensure that the total noise emission from each work site complies with EPA guidelines.	Construction	Earthmoving equipment fitted with manufacturer specified mufflers and acoustical enclosures around engines where relevant. Equipment is not modified to remove installed controls.	Compliant
	Site Noise Planning – Where practical, the layout and positioning of noise-producing plant and activities on each work site should be optimised to minimise noise emission levels.	Construction	Measure not triggered for earthworks activities to date.	Not triggered
Operational Noise				
	Relocating heavy vehicle access routes away from the site boundary, taking advantage of screening afforded by the building envelope.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Reducing peak 15-minute heavy vehicle movements across the development by staggering delivery/pickup times.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Reducing peak 15-minute light vehicle movements across the development by staggering shift change times for employees.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Minimising the concurrent use of forklifts and other mobile plant outside the warehouses (i.e., in the hardstand areas) and/or limiting their use to the less sensitive daytime and evening periods.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	The use of quieter mobile plant options, such as electric forklifts instead of gas-powered forklifts.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Locating fixed mechanical plant away from the most-affected sensitive receivers, such as ground level locations instead of rooftop locations, and/or shielded behind the warehouse/office structures.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	The use of quieter fixed mechanical plant options, noting that this assessment assumes an indicative noise level for modelled mechanical plant.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Acoustic screening, no less than 500 mm higher than the top of the plant, located as close as practicable to the plant.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Best management practice – such as switching vehicles and plant off when not in use, education of staff and drivers regarding noise impacts, regular maintenance of plant and equipment to minimise noise emissions, use of silent or non-tonal reverse alarms instead of tonal alarms, minimising use of reverse alarms by providing forward manoeuvring where practicable.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Minimise use of reversing alarms or alternatively installing "squawkers".	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Turning off all engines when not required.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Where possible, schedule heavy vehicle movements during the day and/or evening periods.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Training of staff and employers should include noise awareness component, community consultation and response to complaints.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Keeping roller shutter doors closed when not in use.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Warehouse noise sources such as roof top mechanical plant and forklifts in hardstand areas have been modelled throughout the development.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
INDIGENOUS HERITAGE				
	An Archaeological Research Design & Methodology is to be prepared for the sub-surface investigation of the identified landscape features and their potential for retaining Aboriginal objects and archaeological resources.	Construction	Pre-clearance surveys and ACH report recommendations have been implemented for the development.	Compliant
	Induction materials be prepared for inclusion in site inductions for any contractors working at the subject area.	Construction	Site inductions include ACH and unexpected finds protocol awareness.	Compliant
	Aboriginal objects recovered from the test excavation program will be reburied within the study area, outside the proposed impact area.	Construction	An unexpected finds protocol has been implemented for the construction phase activities. No heritage artefacts have been identified during bulk earthworks to date.	Compliant
STORMWATER & DRAINAGE				
	Detention storage via OSD/ Bio-Retention Basin	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	Stormwater Treatment Measures (STM's) are to be incorporated into the civil design.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
WATERWAYS & RIPARIAN AREAS				
	A VMP be prepared outlining how the creek systems and native vegetation within the re-aligned corridor are to be revegetated and managed.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	Rocks will be placed to recreate the natural appearance of a creek-bed with sufficient space between rocks for planting with riparian/aquatic plant species.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	The watercourse channel will also incorporate instream woody debris to create instream aquatic habitat, have a range of different surfaces along the bed and banks of the channel to create different geomorphic features such as pools and riffles during high flow events.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	A Dam Dewatering Plan will be prepared as specified in the VMP which will include provision for staged dewatering under ecologist supervision to enable relocation of aquatic species recorded from the dams.	Construction	Sighted evidence: Dam Dewatering Assessment (Sydney Environmental Group) dated 06/11/23. Covering the required information. Approved Dam Dewatering Plan included in the CEMP.	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
	The loss of aquatic habitat will also be compensated for by the creation of a watercourse as well as water detention basins in the subject land.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	WSUD has been incorporated into the design of the YLE to maintain quality of discharge into creeks and drainage lines	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Erosion and sediment control measures will be implemented throughout the construction periods in order to minimise potential impacts to the existing hydrological processes of the site.	Construction	ESCP implemented via the CEMP. ER process and compliance site inspection indicate in general, ESED controls are being implemented for the site works to minimise potential environmental impacts. Some minor issues and non-compliances against ESED requirements under Schedule 2, Conditions B25 and B26 were reported during the compliance review period, however these are considered minor and not indicative of an overall failure of the project to implement ESED controls. (Refer to Condition B24 to B26 for details)	Compliant
	A Sediment and Erosion Control Plan has been lodged as an appendix to the EIS.	Construction	Sighted Evidence of ESCP as an appendix in the EIS dated 30/08/23. Implemented or construction phase via the CEMP.	Compliant
SOIL & WATER				
	Groundwater dewatering to be undertaken in accordance with the Groundwater Management Plan.	Construction	No plans for groundwater dewatering at this stage of development.	Not triggered
BUSHFIRE PROTECTION				
	An emergency evacuation plan is to be prepared for the site.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Rainwater tanks and hydrants are to be provided with each warehouse development.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	All hazardous materials and gas infrastructure is to be appropriately located from fire hazard.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Tree canopy cover of less than 15% should be located greater than 2m from any part of the roofline of a building.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Garden beds or flammable shrubs are not to be located under trees or closer than 10m from an exposed window/door.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Trees should have lower limbs removed up to a height of 2m above the ground.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
HAZARDS & RISK				
	All DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or class specific standards such as 1940-2017).	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	The documentation required by the Work Health and Safety (WHS) Regulation 2017 shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFARP) as required by the WHS Regulations.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
	Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1:2009 shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.	Operation	Measure not relevant to the earthworks phase activities.	Not triggered
WASTE MANAGEMENT				
	Practical building design and construction techniques, including construction staging and ordering pre-cut materials at the required sizes.	All	Measure not relevant to the earthworks phase activities.	Not triggered
	Appropriate collection and subsequent reuse, recycling or treatment offsite for items such as batteries, cardboard, timber, plastic, glass etc. during construction, demolition and operational phases.	All	Segregated waste storage systems are in place with appropriately qualified and experienced waste management contractors engaged to remove wastes and recyclables from the site. Verified during site inspection.	Compliant
	Careful on-site storage, sorting and separation of different waste products, especially for waste appropriate for recycling and reuse.	All	As above	Compliant
	Returning certain waste products (e.g. packaging) to the suppliers where possible.	All	Personnel interviews indicate that returnable materials (e.g. pallets) are collected and returned to the suppliers where possible.	Compliant
	Acquiring materials and goods from waste reducing sources (e.g., recycled materials, fit for purpose packaging, leased equipment and machinery).	All	Personnel interviews indicate that materials from waste reducing sources are considered for use where suitable, cost-effective and readily available for the intended use.	Compliant
	Other operational, waste reduction and management practices (e.g., provision of take back services to clients, flattening cardboard waste, recycle collection in offices and tearooms).	All	Measure not relevant to the earthworks phase activities.	Not triggered
	Hiring of qualified contractors for handling waste removal properly informing sub-contractors of waste management procedures.	All	Appropriately qualified and experienced waste management contractors engaged to remove wastes and recyclables from the site.	Compliant
	Waste Storage and Management during the demolition, construction and operational phases is to be undertaken in accordance with the Waste Management Plan	All	WMP measures relevant to earthworks phase activities are implemented via the CEMP. Verified via personnel interviews and site inspection.	Compliant
GREENHOUSE GAS & ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
	Use natural ventilation to reduce mechanical ventilation costs. Incorporate standard solar design principles to maximise natural heating and cooling (e.g., managing levels of glazing, wall insulation, use of louvres and curtains).	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	Investigate the viability of sustainable energy sources for operations (e.g., solar panels).	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	Adopt air conditioning design features that improve efficiency (e.g., window sensors, sub-metering, temperature sensors).	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	Utilize light saving technologies and principles (e.g., LED lighting, light sensors, natural lighting).	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	Use of energy efficient appliances.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
FLOODING				
	Overland flow can be managed by conveying through the realigned trunk drainage corridor while also draining portions via an inter-allotment pipe.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	The final conveyance arrangement will be subject to the precinct layout and trunk drainage strategy for the precinct.	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
	Development adjacent to the existing dam to the north east will be built with a minimum flood planning level	Construction	Measure not relevant to the earthworks phase activities.	Not triggered
APPENDIX 3 EROSION AND SEDIMENT CONTROL – PERFORMANCE CRITERIA				
	The erosion and sediment control plan prepared in accordance with Condition B24 must include measures to:	Construction	Approved ESCP developed and implemented for the development. It is noted that the ESCP has been developed to align with Appendix 3 requirements, however it is also noted that Appendix 3 requirements are not referenced in the General Construction Notes (Items 32 and 33).	Compliant
Minimise erosion				
	minimise the duration of soil exposure by undertaking land clearing and stabilisation according to the 'Blue Book' Section 7.1.2 and Table 7.1;	Construction	Included in ESCP	Compliant
	effectively stabilise all site surfaces using methods that will continue to achieve effective stabilisation in the medium to long term. An effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation, or lead to water contamination;	Construction	Included in ESCP	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
Manage concentrated stormwater flows				
	implement drainage and erosion control measures (including contingency measures), prior to rainfall, which prevent or minimise rill erosion and gully erosion;	Construction	Included in ESCP	Compliant
	ensure clean stormwater is diverted/managed around or through the site without increasing the concentration of total suspended solids or other contaminants in the flow and without causing erosion (on-site or off-site). If it is not feasible to divert all areas discharging clean stormwater around or through the site, the clean stormwater runoff is managed in the same manner as contaminated stormwater runoff and ensures that sediment basins are sized to accommodate the additional volume of runoff;	Construction	Included in ESCP	Compliant
	prior to each rainfall event ensure concentrated stormwater flow paths are provided with capacity for the 10% AEP critical duration event and do not cause water contamination, rill or gully erosion, sedimentation or damage to structures or property for at least that event frequency;	Construction	Included in ESCP	Compliant
Minimise sediment released from the site				
	all site sub-catchments greater than 2,500m ² in area, are to be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range 6.5–8.5. Where this is proposed to be achieved through the use of sediment basins, the following applies:	As above	Included in ESCP	Compliant
	each basin is sized and operated in accordance with either a Type-A or Type-B sediment basin as documented in IECA BPESC Appendix B (June 2018), based on the contributing catchment area including undisturbed catchments which cannot be diverted;	As above	Included in ESCP	Compliant
	each basin is to be provided with an automated system of flocculant dosing and a suitable supply of flocculant/coagulant, with the type of flocculant/coagulant determined based on jar testing and reference to the Chemical Coagulants and Flocculants Fact Sheet (IECA BPESC 2018). The proposed coagulant/flocculant must have regard to the downstream receiving environment and water quality;	As above	Included in ESCP	Compliant
	each basin must have suitable access to allow for maintenance immediately following a rainfall event, including for sediment removal, dewatering and water treatment;	As above	Included in ESCP	Compliant
	markers are provided within each basin indicating the maximum sediment storage level and any additional water storage capacity for water reuse;	As above	Included in ESCP	Compliant
	during discharge from the primary outlet system, the concentration of total suspended solids (TSS) discharged does not exceed 50mg/L and that pH is within the range of 6.5-8.5. These discharge standards apply equally to any intentional release of any water captured or stored within the site;	As above	Included in ESCP	Compliant
	hydraulic structures such as inlets, outlets, spillways must be provided with the capacity, and be structurally sound, for the design events as specified in IECA BPESC Appendix B (June 2018);	As above	Included in ESCP	Compliant
	the sediment basin is to be constructed and operational before any disturbance occurs in the catchment upslope of the basin;	As above	Included in ESCP	Compliant
	accumulated sediment from basins and other controls is to be removed and disposed of appropriately without causing water contamination;	As above	Included in ESCP	Compliant
	for site sub-catchments less than 2,500m ² in area and where it is not feasible to divert runoff from these small disturbed areas of the site to a sediment basin, compensatory erosion and sediment controls are implemented and maintained prior to rainfall to ensure that erosion of those areas is minimised and sediment controls are provided in accordance with the 'Blue Book'.	As above	Included in ESCP	Compliant
Manage works within waterways				
	work within waterways and drainage lines with catchments exceeding 15ha is to be:	As above	Included in ESCP	Compliant
	scheduled to occur between June–October, where possible;	As above	Included in ESCP	Compliant
	rescheduled if rainfall is forecast, where possible;	As above	Included in ESCP	Compliant
	promptly rehabilitated conforming to the natural channel form, substrates and riparian vegetation as far as possible;	As above	Included in ESCP	Compliant
	provided with flow diversion works and temporary bank and channel stabilisation works such that the works are stable during at least the 39% AEP stream flow event;	As above	Included in ESCP	Compliant
	temporary vehicular crossings of waterways are to be designed and constructed to convey flows for the 63% AEP and remain stable for all rainfall events up to the 10% AEP event of critical duration;	As above	Included in ESCP	Compliant
	erosion and sediment controls are not to be constructed within the riparian buffer zone, unless it is not feasible to site them elsewhere, and then only within cleared areas.	As above	Included in ESCP	Compliant
Manage other contaminants				
	any release of captured or contained stormwater or groundwater from the site or to stormwater drainage or waterways within the site (for example pumping or releasing water from trenches, excavations or water impoundments) is to achieve a concentration of total suspended solids (TSS) which does not exceed 50mg/L and pH within the range of 6.5-8.5;	As above	Included in ESCP	Compliant
	there are to be no visible oils, sheens, anthropogenic litter or discoloration in any release from the site or to stormwater drainage or waterways within the site. Facilities are to be provided for litter collection and designated concrete washout areas to assist in meeting this requirement. Storage areas for site materials and waste are to be kept covered;	As above	Included in ESCP	Compliant
	erosion and sediment controls are to be constructed with UV stabilised materials that will not become a pollutant source and are to be promptly removed once the contributing catchment has been permanently stabilised.	As above	Included in ESCP	Compliant

Condition of Consent Number	Compliance Requirement	Development Phase	Compliance Evidence Review and Comments	Compliance Status
APPENDIX 5 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
1	A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.	All	Based on ER reports, personnel interviews, evidence and observations, no incidents requiring notification occurred during the compliance review period. It is noted that a formal incident notification process / template do not appear to have been implemented for the project. Addressing recommendations as outlined against non-compliance recorded at Schedule 2, Condition C12 provide an Opportunity for Improvement against the notification requirements of Appendix 5. Opportunity for Improvement: As per Schedule 2, Condition C12.	Not triggered
2	Written notification of an incident must:	All	As above	Not triggered
2(a)	identify the development and application number;	All	As above	Not triggered
2(b)	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	All	As above	Not triggered
2(c)	identify how the incident was detected;	All	As above	Not triggered
2(d)	identify when the applicant became aware of the incident;	All	As above	Not triggered
2(e)	identify any actual or potential non-compliance with conditions of consent;	All	As above	Not triggered
2(f)	describe what immediate steps were taken in relation to the incident;	All	As above	Not triggered
2(g)	identify further action(s) that will be taken in relation to the incident; and	All	As above	Not triggered
2(h)	identify a project contact for further communication regarding the incident.	All	As above	Not triggered
INCIDENT REPORT REQUIREMENTS				
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	All	As above	Not triggered
4	The Incident Report must include:	All	As above	Not triggered
4(a)	a summary of the incident;	All	As above	Not triggered
4(b)	outcomes of an incident investigation, including identification of the cause of the incident;	All	As above	Not triggered
4(c)	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and	All	As above	Not triggered
4(d)	details of any communication with other stakeholders regarding the incident.	All	As above	Not triggered



Appendix B Action Status Table

Compliance Report 2024: Earthworks Phase

Yiribana Logistics Estate: SSD 10272349

GPT Pty Ltd

SLR Project No.: 630.032129.00001

17 February 2025

Source	Condition of Consent Number	Action Proposed	Proposed Completion Date	Status	Action Completed
CORRECTIVE ACTIONS REQUIRED TO ADDRESS NON-COMPLIANCES					
2024 Compliance Report	B10 B10a (i) B10a (ii) B10b	2024_RC_01: Continue working with relevant parties to develop and submit plans as required by Condition B10 of SSD-10272349.	To be determined – pending ISPT project DA approvals.	IN PROGRESS	GPT have been working with ISPT (owner or adjacent property along northern boundary) and Council to develop the plan and measures required by Condition B10. Have met with ISPT and Council, however works are delayed pending resolution of project unknowns pending ISPT DA approval.
2024 Compliance Report	B25c	2024_RC_02: Ensure erosion and sediment controls implemented for the development are consistent with the current approved version of the ESCP.	8/11/2024	COMPLETED	ESCP (dated 3 September 2024, revision 2.0) was approved on 8 November 2024 and is the current version of ESCP controls being implemented for earthworks activities at the project site. Site environmental management controls and inspections are implemented via earthworks contractor to confirm that the implemented ESCP controls align with the controls specified in the current approved version of the ESCP.
2024 Compliance Report	B26	2024_RC_03: Review compliance management systems and processes to ensure that the required erosion and sediment controls are operational prior to the commencement of earthworks and other construction activities for the development; and to ensure that disturbed areas have been adequately stabilised to the satisfaction of the ER at the completion of earthworks.	17/2/2026	IN PROGRESS	GPT and construction contractor (Burtons) are reviewing environmental compliance management systems and processes for the project to ensure that the required erosion and sediment controls are operational prior to the commencement of earthworks and other construction activities; and to ensure that disturbed areas have been adequately stabilised to the satisfaction of the ER at the completion of earthworks. These compliance management systems will be updated where necessary to ensure that effective systems and processes are in place to support achievement of the desired outcomes for the project.



Source	Condition of Consent Number	Action Proposed	Proposed Completion Date	Status	Action Completed
2024 Compliance Report	B26	2024_RC_04: Implement a compliance management and tracking process to ensure that the review and approvals required by Conditions C8 and C9 are addressed prior to implementation of any new or updated management plans, strategies or programs where these are required by conditions of SSD- 10272349.	17/02/2026	IN PROGRESS	As for 2024_RC_05 above, GPT and construction contractor (Burtons) are reviewing and will upgrade / implement an environmental compliance management and tracking system for construction activities to ensure that conditions of SSD- 10272349 are addressed when triggered during the works.
2024 Compliance Report	B69 B69a B69b	2024_RC_05: Locate evidence confirming submission of a copy of the biodiversity credits retirement statements for references 835 - Cumberland River flat forest; 1800 - Cumberland Swamp Oak riparian forest; and 10549 - <i>Myotis macropus</i> (Southern Myotis) have been provided to the Planning Secretary. If this evidence is not located, ensure that a copy of the relevant Statements are submitted via the Major Projects portal.	17/05/2025	IN PROGRESS	GPT have located a copy of the biodiversity credit retirement Statements and will ensure that these are submitted to DPHI via the Major Projects portal, if they have not already been lodged via the portal.
2024 Compliance Report	C4b	2024_RC_06: Obtain closure from DPHI in response to the reported October 2024 non-compliance with PM10 24 hour averaged dust exceedances.	17/05/2025	IN PROGRESS	GPT are working to obtain closure from DPHI in response to the reported October 2024 non-compliance with PM10 24 hour averaged dust exceedances.
2024 Compliance Report	C11	2024_RC_07: Implement a formal incident notification and reporting process including an incident register to record and track non-compliances and incidents, as per the recommendations outlined in recommendations at Condition C12. Include the three reported notifiable potential non-compliances in the incident register and retain applicable investigation records for each, namely: • Potential Non-Compliance #1: Schedule 2, Condition B26 – Erosion and sediment controls inconsistent with approved ESCP (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5)).	17/02/2026	IN PROGRESS	GPT are reviewing incident notification and reporting process and upgrade where necessary to include an incident register to record and track non-compliances and incidents, as per the recommendations outlined in recommendations at Condition C12.



Source	Condition of Consent Number	Action Proposed	Proposed Completion Date	Status	Action Completed
		<ul style="list-style-type: none"> Potential Non-Compliance #2: Schedule 2, Condition C11 – Non-compliance notification. Potential Non-Compliance #3: Schedule 2, Condition C4(b) – October 2024 ER Report: PM10 24-hour dust exceedances. 			
2024 Compliance Report	C12	<p>2024_RC_08: Implement a formal incident notification and reporting process for the project that addresses notification requirements, timings and information as set out in Schedule 2, Conditions C11, C12 and Appendix 5 of SSD-10272349. Include an incident register to records and track non-compliances and incidents. Also include templates for notification and reporting to ensure that all the required information is compiled and provided to DPHI.</p>	17/02/2026	IN PROGRESS	<p>GPT are reviewing incident notification and reporting process and upgrade where necessary to ensure that notification requirements, timings and information as set out in Schedule 2, Conditions C11, C12 and Appendix 5 of SSD-10272349 are addressed.</p> <p>An incident register will be developed to record and track non-compliances and incidents.</p> <p>Templates will be developed to guide incident notification and reporting to ensure that all the required information is compiled and provided to DPHI.</p>
2024 Compliance Report	C17a (viii)	<p>2024_RC_09: Update complaints sheet to a register that includes dates specific to the period it covers and/or upload dates.</p>	17/05/2025	NOT STARTED	<p>GPT will review and upgrade the complaints sheet to provide a Complaints Register that includes dates specific to the period it covers and/or upload dates.</p>
ADDITIONAL OPPORTUNITIES FOR IMPROVEMENT					
2024 Compliance Report	A34	<p>2024_OFI_1: Implement systems for the recording and response to all ER requests or develop folders for each month's reports and the requests made and the responses to these.</p>	17/02/2026	IN PROGRESS	<p>GPT are reviewing, and will upgrade where required, systems for the recording and response to all ER requests or develop folders for each month's reports and the requests made and the responses to these.</p>
2024 Compliance Report	B3 to B7	<p>2024_OFI_2: In any future modification application, consider applying for conditions B3 to B7 (Temporary Access Road) to be removed from SSD-10272349.</p>	N/A	CLOSED	<p>GPT have noted the opportunity for improvement and will consider including a request within planned SSD 10272349 MOD1 to remove obsolete conditions B3 to B7 (Temporary Access Road) from the consent.</p>



Source	Condition of Consent Number	Action Proposed	Proposed Completion Date	Status	Action Completed
2024 Compliance Report	B80	2024_OFI_3: Locate, or request from Council, a copy of Council's agreement for the design of the project's waste storage area and ensure record is retained with the project's pre-construction certifications.	17/08/2026	IN PROGRESS	GPT are working to locate, or request from Council, a copy of Council's agreement for the design of the project's waste storage area and ensure record is retained with the project's pre-construction certifications.
2024 Compliance Report	C9	2024_OFI_04: Review the CEMP to reflect the approved revised ESCP (dated 3 September 2024, revision 2.0) and submit the updated CEMP via the Major Projects portal for approval.	17/06/2025	NOT STARTED	GPT will review the CEMP to reflect the approved revised ESCP (dated 3 September 2024, revision 2.0) and submit the updated CEMP via the Major Projects portal for approval.
2024 Compliance Report	C9	2024_OFI_05: To minimise need for future administrative updates to the CEMP resulting from updates to appended management plans, it is suggested that the CEMP be amended to indicate that it should be read in conjunction with the current versions of the various management plans. In this case, ensure that the current version of appended management plans are made available via the project website once they have been approved by the Planning Secretary.	17/05/2024	NOT STARTED	GPT will consider including an annotation in the next review of the CEMP indicate that it should be read in conjunction with the current versions of the various management plans. GPT will also review website information and upload any updated, approved management plans are made available via the project website once they have been approved by the Planning Secretary.
2024 Compliance Report	C17a(i)	2024_OFI_6: Consider uploading all documents referred to in Condition A2 of SSD-10272349 directly to the project website, namely the EIS, RTS and Supplementary reports.	17/05/2025	IN PROGRESS	GPT are considering uploading the documents referred to in Condition A2 of SSD-10272349 directly to the project website, as an alternative to the current weblink to the Project's page on the Major Projects website, namely the EIS, RTS and Supplementary reports.
2024 Compliance Report	C17a(iv)	2024_OFI_07: Develop reporting on the environmental performance of the project as the development activities progress and upload regularly (e.g. monthly) to the project website. Review next compliance reporting cycle.	17/02/2026	NOT STARTED	GPT will develop reporting on the environmental performance of the project as the development activities progress and upload regularly (e.g. monthly) to the project website. Review next compliance reporting cycle.
2024 Compliance Report	Appendix 2 Applicant's Management	2024_OFI_8:	17/02/2026	IN PROGRESS	GPT will review and upgrade compliance and risk management systems to improve



Source	Condition of Consent Number	Action Proposed	Proposed Completion Date	Status	Action Completed
	and Mitigation Measures	Ensure that systems for environmental compliance and risk management are implemented for construction works			environmental measures implementation, tracking and records management. GPT will ensure that these systems are implemented for construction works to ensure required environmental controls are implemented and verifiable evidence of implementation is available for the duration of the construction program.
2024 Compliance Report	Appendix 2 Applicant's Management and Mitigation Measures	2024_OFI_9: Ensure that the Management and Mitigation Measures defined in Appendix 2 of SSD-10272349 are implemented monitored, maintained and improved where necessary to manage and mitigate potential environmental impacts due to construction activities.	17/02/2026	IN PROGRESS	As above
2024 Compliance Report	Appendix 2 Applicant's Management and Mitigation Measures	2024_OFI_10: Ensure that verifiable evidence is produced and retained throughout the construction activities confirming the effectiveness of implemented Management and Mitigation Measures as relevant to construction activities.	17/02/2026	IN PROGRESS	As above
2024 Compliance Report	Appendix 5: Incident Notification and Reporting Requirements	2024_OFI_11: Implement a formal incident notification process / template for the project as per recommendations outlined for the non-compliance recorded at Schedule 2, Condition C12.	17/02/2026	IN PROGRESS	As per 2024_RC_09





Appendix C Compliance Report Declaration Form

Compliance Report 2024: Earthworks Phase


Yiribana Logistics Estate: SSD 10272349

GPT Pty Ltd

SLR Project No.: 630.032129.00001

17 February 2025



Compliance Report Declaration Form	
Project Name	Yiribana Logistics Estate (Yiribana)
Project Application Number	SSD 10272349
Description of Project	Warehouse and Logistics Estate
Project Address	754-770 Mamre Road, 772-782 Mamre Road, and 784-786 Mamre Road in Kemps Creek (Lot 180 DP1290397) within the Penrith Local Government Area (LGA).
Proponent	GPT Pty Ltd
Title of Compliance Report	Compliance Report. Yiribana Logistic Estate SSD 10272349
Date	14 February 2025
<p>I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> i. The Compliance Report has been prepared in accordance with all relevant conditions of consent; ii. The Compliance Report has been prepared in accordance with the Compliance Reporting Requirements; iii. The findings of the Compliance Report are reported truthfully, accurately and completely; iv. Due diligence and professional judgement have been exercised in preparing the Compliance Report; and v. The Compliance Report is an accurate summary of the compliance status of the development. 	
<p>Note:</p> <ul style="list-style-type: none"> • Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation \$1 million and for an individual \$250,000; and • The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both). 	
Name of Authorised Reporting Officer	Darren Hunt
Title	Head of Development, Logistics
Signature	
Qualification	Clerk of Works (Builder)
Company	GPT Pty Ltd
Company Address	Level 51, 25 Martin Place, Sydney NSW, 2000





Appendix D Figures and Photos

Compliance Report 2024: Earthworks Phase

Yiribana Logistics Estate: SSD 10272349

GPT Pty Ltd

SLR Project No.: 630.032129.00001

17 February 2025

Appendix D - Photos

Photo 1: Construction Area, 7 February 2025



Photo 2: Construction Area, 7 February 2025



Photo 3: Construction Area, 7 February 2025



Photo 4: Water Management Area, 7 February 2025



Photo 5: Water Management Area, 7 February 2025



Photo 6: Water Management Area, 7 February 2025



Photo 7: New Water Management Cells, 7 February 2025



Photo 8: Water Cart Operating, 7 February 2025



Photo 9: Stockpiles, 7 February 2025



Photo 10: Stockpiles, 7 February 2025



Photo 11: Park Up Area Signage, 7 February 2025



Photo 12: Park Up Area Signage, 7 February 2025



Photo 13: Site Laydown Area, 7 February 2025



Photo 14: Site Laydown Area, 7 February 2025

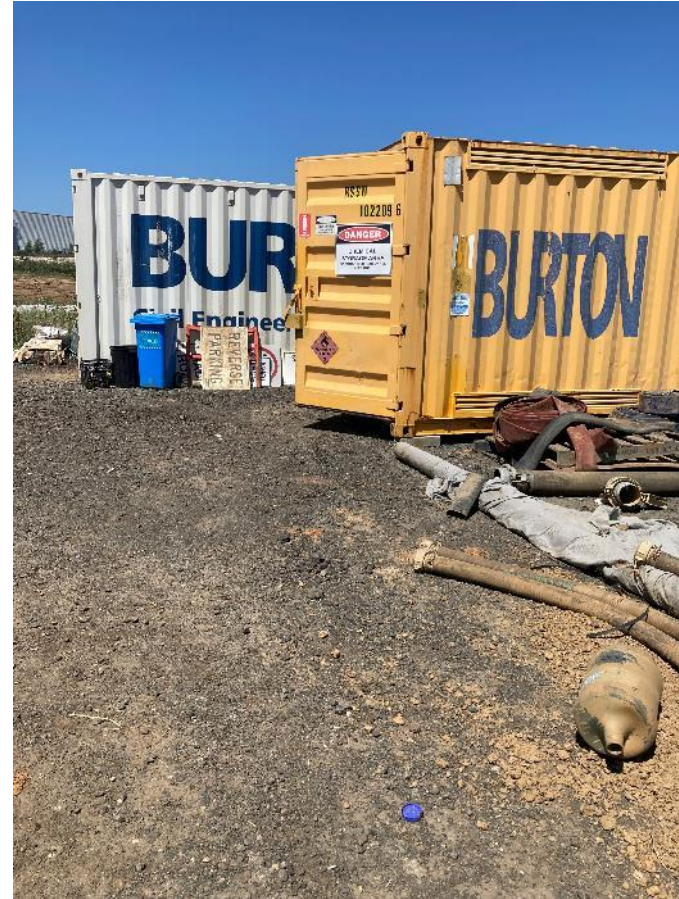


Photo 15: Spill Kit, 7 February 2025



Photo 16: Waste Bin, 7 February 2025

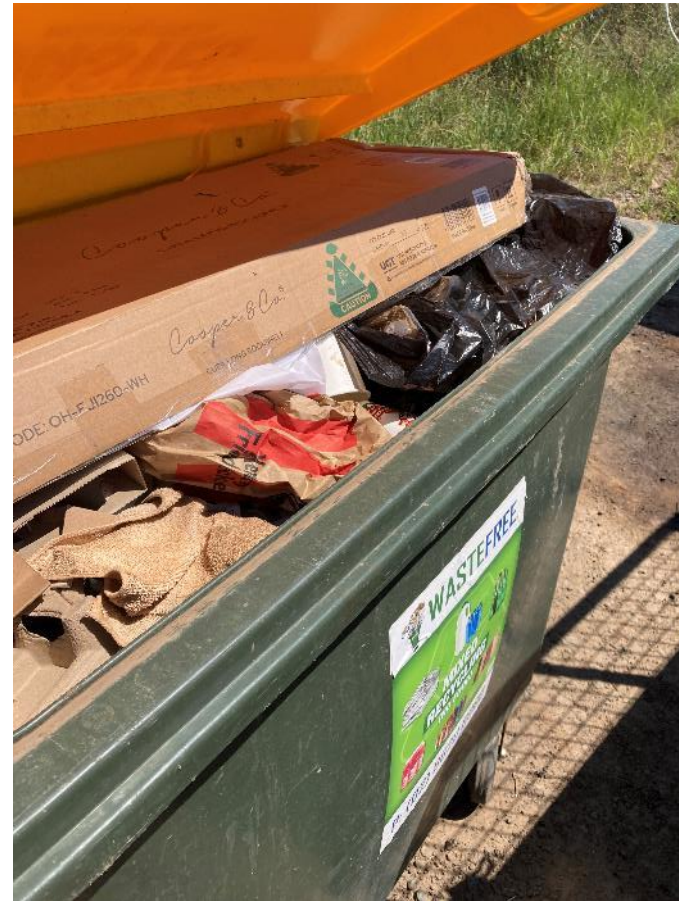
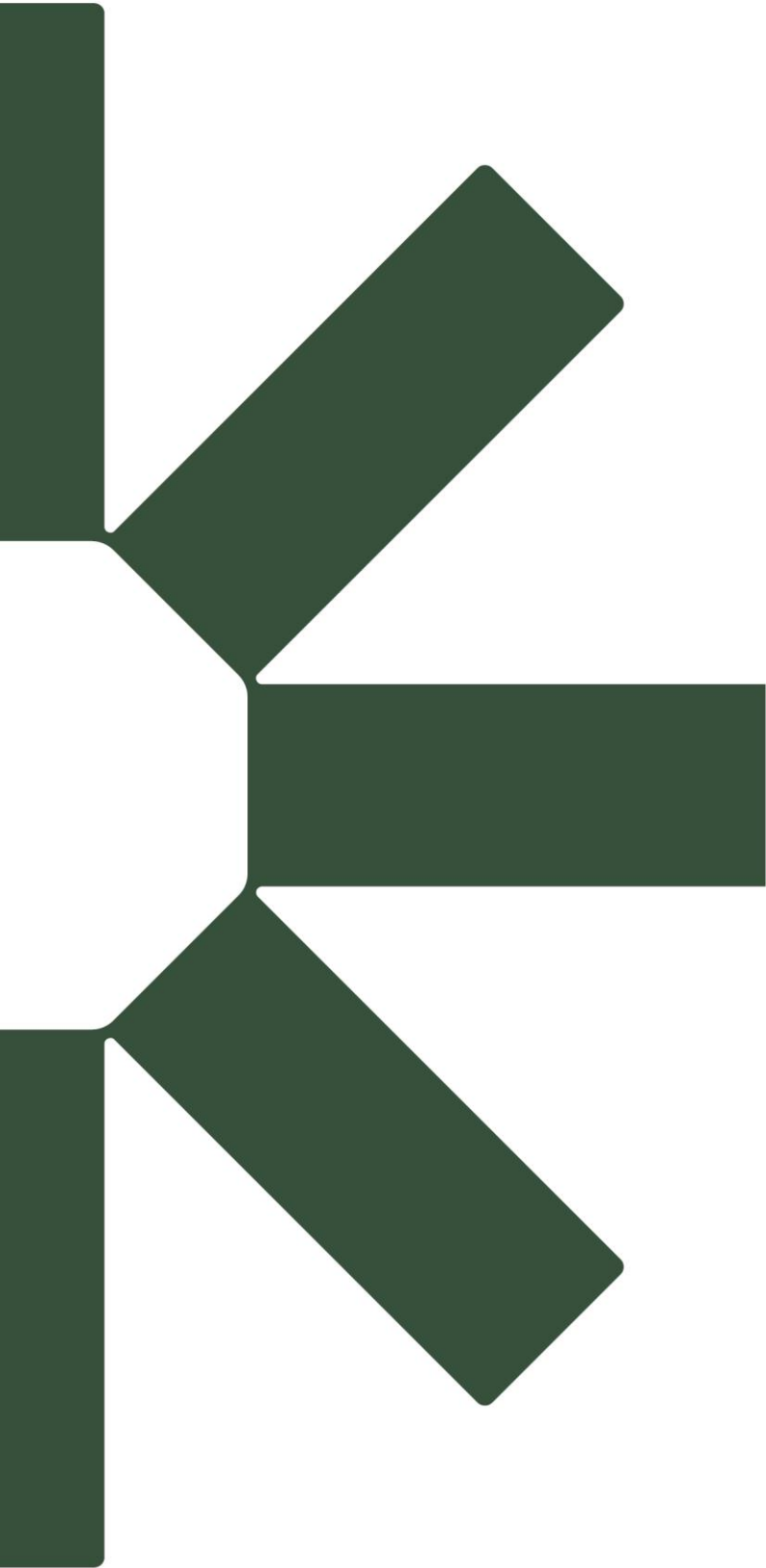


Photo 17: Entrance Signage (CTMP), 7 February 2025



Photo 18: Entrance Signage (CTMP), 7 February 2025





Making Sustainability Happen