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INDEPENDENT AUDIT REPORT

Enfield Intermodal – Development Approval 05_0147

JANUARY 2026

Authorisation

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Date:	27/01/2026	Date:	27/01/2026

Document Revision History

Revision	Date	Details
0.0	12/01/2026	Internal peer review
1.0	19/01/2026	Draft report issued to client
2.0	27/01/2026	Final

Report Name: Enfield Intermodal Logistics Centre Independent Audit 2025

Project No.: 1466

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
Conditions	Condition of Consent
DPHI or Department	Department of Planning, Housing and Infrastructure (former Department of Planning and Environment (DPE))
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements (IAPAR), May 2020
ILC	Intermodal Logistic Centre
IMT	Intermodal Terminal
MOD	Modification of Project Approval 05_0147
The Project	The Enfield ILC approved under Project Approval 05_0147
OEMP	Operation Environmental Management Plan
Proponent	NSW Ports
RtS	Response to Submission

EXECUTIVE SUMMARY

NSW Ports are responsible for the development of the Enfield Intermodal Logistics Centre (Enfield ILC). The Enfield ILC Major Project Approval 05_0147 (MP 05_147) was granted by the NSW Minister for Planning on 5 September 2007, subject to a number of Conditions of Consent (Conditions). The Consent has been subject to 15 Modifications (three of which were withdrawn) since 2007.

The objective of this Independent Audit is to satisfy Condition 4.1 of MP 05_0147 and NSW Port's Enfield ILC Compliance Tracking Program requiring annual, independent auditing in accordance with ISO 19011:2018 - *Guidelines for auditing management systems*. The Independent Audit seeks to verify compliance with the relevant Conditions and assess the effectiveness of the operational environmental management on the Project.

This Audit Report presents the findings from the Independent Audit of Enfield ILC operations for the period from 30 November 2024 to 28 November 2025 (the audit period). The on-site audit activities took place on 28 November 2025. Investigation and review of Project related files, records and documentation that acts as evidence of compliance (or otherwise) with a requirement occurred prior to and after the on-site audit activities.

NSW Ports manages the ILC site which includes a number of tenants and leases as well as common areas (roads, stormwater detention basins) and undeveloped areas as shown in Figure 1. The IMT commenced operations in 2016 and was initially operated by LINX Cargo Care Group (LINX). In June 2023, Swift Transport (Swift) acquired the LINX intermodal operations at the IMT, which is now operated by Swift Intermodal, a subsidiary of Swift Transport, and operates the IMT and the transport, storage and handling of containers from/onto trains and trucks. Swift also operates Precinct D (former Toll site) as a Transport Logistic Centre. Progress Rail stopped operating the wheel lathe area in late 2024 which was used to service rolling stock (the lease expired in February 2025, and no operations occurred at the wheel lathe area during the audit period). Eight (8) warehouses were constructed between 2018 and 2020 which NSW Ports leases for logistics/freight purposes.

Ongoing operation of the intermodal terminal continued during the audit period. Since last Audit, there has been 2 replacement tenants; Sydney Food Packaging replaced Harris Farm in Warehouse H2 and W. Cosmetics replaced Marinucci in Warehouse H3. No construction activities or subdivisions occurred during the audit period. Primary maintenance activities during the audit period included concrete hardstand installation works within a section of the Swift trucking and trailer storage/parking area, which was ongoing at the time of the audit and concreting works were completed in early December 2025. Concreting hardstand works addressed potential dust issues from the previously unsealed hardstand that resulted in a non-compliance in the 2022 Independent Audit.

The overall outcome of the Independent Audit was positive concerning compliance with the requirements of MP 05_0147. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements. Compliance records were generally available at the time of the site inspection and interviews.

In summary:

- One (1) finding from the previous audits remained open during the audit period and the remainder were closed.
- A total of 115 Conditions were assessed.
- Fifty-three (53) Conditions were found to be compliant.
- Sixty-two (62) Conditions were identified as not triggered.
- No non-compliances were identified during this audit.
- Five (5) observations were identified during this audit related to:
 - Two observations regarding waste management under the SWIFT Operational Environmental Management Plan.
 - Timing of reporting the Intermodal Freight Transport Report (Condition 2.2A) (this observation has been closed)
 - Weed management under the Landscape and Ecological Area Management Plan (Condition 6.3d)
 - OEMP preparation and submission (Condition 6.6)

Detailed findings are presented in Section 3, along with the adequacy of management plans and the actions taken by the team to address the audit findings.

WolfPeak auditors would like to thank the auditees from NSW Ports and the Enfield ILC tenants for their cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

NSW Ports are responsible for the development of the Enfield Intermodal Logistics Centre (Enfield ILC). The Enfield ILC Major Project Approval 05_0147 (MP 05_147) was granted by the NSW Minister for Planning on 5 September 2007 under the former Part 3A of *Environmental Planning and Assessment Act 1979*, subject to a number of Conditions of Consent (Conditions). The Consent has been subject to 15 Modifications (three of which were withdrawn) since 2007. No new Modifications were submitted during the audit period.

The Enfield ILC is being developed and operated as a key logistics hub to support Sydney's growing container transport needs. The Enfield ILC (the Project) includes, but is not limited to (refer to Figure 1):

- An intermodal terminal (IMT) for the loading and unloading of containers between road and rail and the short-term storage of containers
- Rail sidings, railway lines and associated works connected to the existing freight line
- Warehousing for the packing and unpacking of containers and the short-term storage of cargo
- Empty container storage areas and facilities
- Light industrial/commercial area fronting Cosgrove Road complementary to operations at the site
- Access, internal roads, administration buildings, diesel and LPG storage and fuelling facilities, container washdown area, vehicle maintenance shed, and installation of site services (all utilities, stormwater and sewerage); and
- Southern Ecological Area (SEA) including Green and Golden Bell Frog (GGBF) ponds and habitat, heritage items and vegetated area.

The Project site is located within Strathfield South on the land generally bound by Cosgrove Road to the east, Punchbowl Road to the south, the Enfield Marshalling Yards to the west and Roberts Road to the north. The Enfield ILC is approximately 15 kilometers (km) from the Sydney Central Business District by road and 18 km from Port Botany by rail. It covers an area of approximately 60 Hectares (ha) and is approximately 0.5 km in width and over 2 km in length.

NSW Ports manages the ILC site which includes a number of tenants and leases as well as common areas (roads, stormwater detention basins) and undeveloped areas as shown in Figure 1. The IMT commenced operations in 2016 and was initially operated by LINX Cargo Care Group (LINX). In June 2023, Swift Transport (Swift) acquired the LINX intermodal operations at the IMT, which is now operated by Swift Intermodal, a subsidiary of Swift Transport, and operates the IMT and the transport, storage and handling of containers from/onto trains and trucks. Swift also operates Precinct D (former Toll site) as a Transport Logistic Centre.

Progress Rail stopped operating the wheel lathe area in late 2024 which was used to service rolling stock (the lease expired in February 2025, and the wheel lathe site has reportedly not been operational during the audit period). Eight (8) warehouses were constructed between 2018 and

2020 (Precincts C, F and H) which NSW Ports leases for logistics/freight related purposes. The site operates 24 hours a day, seven days a week.

Container throughput for FY25 was reported as 124,567 TEU, which is less than the maximum 300,000 TEU throughput capacity approved under 05_0147. Several precincts of the ILC site remained undeveloped at the time of this audit, including Precincts A, B, E, G and I (refer to Figure 1).

Ongoing operation of the intermodal terminal continued during the audit period. Since last Audit, 2 tenants have been replaced; Sydney Food Packaging replaced Harris Farm in Warehouse H2 and W. Cosmetics replaced Marinucci in Warehouse H3. No construction activities or subdivisions occurred during the audit period. Primary maintenance activities included concrete hardstand installation within a section of the Swift trucking and trailer storage area (the area was previously unsealed hardstand), which was ongoing at the time of the audit and concreting works were completed in early December 2025. Concreting hardstand works addressed potential dust issues from the previously unsealed hardstand that resulted in a non-compliance in the 2022 Independent Audit.



Figure 1: Enfield ILC Layout (Source: NSW Ports Draft OEMP, V8, October 2025)

1.2 Approval requirements

MP 05_147 Condition 4.1 requires the development and implementation of a Compliance Tracking Program to track compliance with the requirements of the approval. The Compliance Tracking Program is available in the NSW Ports' project website, and includes the requirement to undertake annual independent environmental audits in accordance with ISO 19011:2022 - *Guidelines for auditing management systems*.

1.3 The audit team

The Lead Auditor meets the requirements of the Compliance Tracking Program prepared under Condition 4.1, including:

- suitable environmental qualifications, including current certification as an environmental auditor by Exemplar Australia (formerly RABQSA);
- relevant experience in similar types of audits;
- independence from the project and organisations being audited.

The auditor's declaration of independence is provided in Appendix D.

Although the project does not require compliance with the Department's *Independent Auditor Post Approval Requirements May 2020* (IAPAR 2020), this audit has been prepared generally in accordance with the procedures of IAPAR 2020 as required. The Audit team who undertook this audit is provided in Table 1. The Lead Auditor is a certified environmental lead auditor with Exemplar Global.

Table 1: Audit Team

Name	Company	Participation	Certification
Ricardo Prieto-Curiel	WolfPeak	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor (Certificate No.15160) Registered Environmental Assessment Practitioner Masters in Environmental Toxicology
Samuel Blenkin	WolfPeak	Support Auditor	Bachelor of Science

1.4 Audit scope

The audited period is defined as 30 November 2024 to 28 November 2025. Section 2.3 of the Compliance Tracking Program defines the scope of the Independent Audit (IA) as the assessment of:

- Compliance with the MP 05_0147 by NSW Ports and Enfield ILC tenants and contractors as outlined in the Annual Compliance Report

- Implementation of relevant NSW Ports and tenant's environmental management plans and procedures
- Effectiveness of environmental mitigation measures, controls and strategies and recommendations for improvements
- Internal audits undertaken by Enfield ILC tenants; and
- Actions in response to previous audit findings and non-compliances identified as part of the Compliance Tracking Program or by regulatory authorities.

This Audit covers site operations as no construction activities or subdivisions occurred during the audit period. Ongoing operation of the ILC (which remained partially undeveloped at the time of this audit) continued during the audit period.

2. AUDIT METHODOLOGY

2.1 Audit process overview

The Audit was conducted in a manner consistent with AS/NZS ISO 19011:2018. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Section 2.2. Although the IAPAR 2020 is not a requirement of the Independent Audit under 05_0147, the Auditor applied standards from the IAPAR 2020 where considered relevant.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee
- Confirm the audit team
- Confirm the audit purpose, scope, and criteria.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Audit.

The primary documents reviewed prior to and after the site visit are provided in Section 2.2.7.

2.2.3 Site personnel involvement

The on-site audit activities took place on 28 November 2025.

The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Name and position of personnel interviewed during the audit

Name	Position	Company
Bryan Beudeker	Environmental Manager	NSW Ports
Audrey Leclech	Sustainability Advisor	NSW Ports
Geoff De Santis	Personnel and Compliance Manager	Swift Transport

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix B.

During the opening meeting, held on 28 November 2025, the objectives and scope of the Audit, the resources required and methodology to be applied were discussed.

The closing meeting was carried out on 28 November 2025. The audit findings were presented, recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed Requests For Information (RFI) and auditee responses to the requests.

2.2.6 Site inspection

The on-site audit activities took place on 28 November 2025. The on-site audit activities included an inspection of the site and work activities. Photographs are presented in Appendix C.

2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The primary documents reviewed prior to and after the site visit are as follows:

- *MP 05_147*
- *Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports (October 2025, Version 8 (DRAFT))*
- *Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports (November 2023, Version 7)*
- *Enfield ILC Overarching Operational Traffic Management Plan Enfield Intermodal Logistics Centre NSW Ports (December 2024, Version 5.2)*
- *Enfield ILC Landscape and Ecological Area Management Plan Enfield Intermodal Logistics Centre NSW Ports (August 2020, Version 3)*
- *Swift Operational Environmental Management Plan (22 November 2024, Version 4.3)*
- *Enfield ILC Compliance Tracking Annual Report 2025 (27 November 2025, Version 1)*

All records and evidence sighted and considered against each requirement are detailed in Appendix A.

2.2.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities, and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Conditions Audit Table, using the descriptors from Table 3 of the IAPAR 2020, being:

Table 3: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations were also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the Conditions and their content is adequate.
- Have been implemented in accordance with the Conditions.

The adequacy of post approval documents was determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

2.2.11 Completing the audit

This Audit Report has been distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented. The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

3. AUDIT FINDINGS

3.1 Previous Independent Audit findings

The status of the audit findings from previous Independent Audits that previously remained open are presented in Table 4. One (1) observation from the previous audits remained open during the audit period. One (1) non-compliance and one (1) observation were closed during the audit period (for details refer to Table 4).

Table 4: Open Findings from Previous Audits

Item	Ref.	Type	Requirement and Finding	Proposed or Completed Action	Status (2023 and 2024)	Status 2025 (this audit)
2020-2021 Audit						
IA5_Obs-04	Condition 2.44	Observation	<p>Requirement: <i>The Proponent shall manage any asbestos or asbestos-contaminated materials that may be uncovered during the construction, commissioning, and operation of the project strictly in accordance with the requirements under Protection of the Environment Operations (Waste) Regulation 2014 and any guidelines or requirements issued by the EPA in relation to those materials.</i></p> <p>Observation: During the audit site inspection, it was observed that Excavated Natural Material (ENM) had been stockpiled in the Precinct A, Asbestos Containing Material (ACM) stockpile area. Therefore, the status of the ENM classification is now questionable and should not be reused until re-classification is complete. Further, this is the third audit conducted by WolfPeak and the Precinct A, ACM stockpiles have not been disposed of (or placed in a permanent on-site storage cell).</p>	<p>It is recommended that the ACM material be properly disposed of off-site in accordance with POEO Waste Regulation or placed in a permanent on-site storage cell in accordance with a Remediation Action Plan or Long-Term Environmental Management Plan.</p> <p>Should NSW Ports wish to reuse the ENM, then this should be re-classified prior to reuse.</p> <p>Note: Before completion of this report, it was indicated to the auditor that ENM has been re-classified in accordance with the requirements under POEO Regulation 2014 and EPA guidelines and reused at Medlog site. NSW Ports is seeking approval to bury and cap the waste on Precinct A by the end of 2023.</p>	<p>2023 Update: During the audit inspection on 1 December 2023, the stockpiles in Precinct A were observed stable, isolated and being maintained. The ACM material stockpiles are covered with geofabric, and vegetation have grown over the stockpiles. The stockpiles are fenced off, and the area is closed to the public.</p> <p>NSW Ports is seeking approvals to bury waste, subject to Precinct A development requirements in accordance with LTEMP.</p> <p>NSW Ports have advised that plans to bury stockpiles are subject to Precinct A development.</p> <p>This item remains open until NSW Ports develops and implements a plan to remove the stockpiles in accordance with the planning approval.</p> <p>2024 Update: During the audit inspection, the stockpiles in Precinct A were observed as stable, isolated and maintained. There were no changes to the management of stockpiles from the 2023-2024 audit. NSW Ports has indicated that, in accordance with the Planning Approval, it will develop and implement a plan to encapsulate the stockpiles on site when Precinct A is redeveloped. Since this action has not yet been carried out, this observation will remain open.</p> <p>2025 Update: During the audit site inspection, the stockpiles were observed stabilised, fenced off and with adequate signage. NSW Ports have prepared an Asbestos Management Plan (July 2025) to document the location and management of the stockpiles. NSW Ports advised that plans to bury stockpiles are subject to Precinct A development. This observation remains open until the stockpiles have been buried and a Site Audit Statement for Precinct A or alternative burial location has been prepared in accordance with Coa 2.43.</p>	OPEN
2023-2024 Audit						
IA6_04	Condition 2.48	Observation	<p><i>The Proponent shall implement all of the relevant actions for the site recommended in the Management Plan for the Green and Golden Bell Frog Key Population at Greenacre (DECC, May 2007), being:</i></p> <ul style="list-style-type: none"> a) <i>creation of overwintering habitat as part of the two-hectare improved foraging habitat at the southern end of the site;</i> b) <i>provision of linkages to the former RailCorp ponds; and</i> c) <i>restrictions on the use of herbicides in known frog habitat and attainment of water quality standards for water discharged from the site.</i> <p><i>These actions shall be incorporated within both the Construction Environmental Management Plan (refer to condition 6.2) and the Operation Environmental Management Plan (refer to condition 6.4) as relevant, including provisions for monitoring the outcomes of these actions and periodically reporting outcomes to EHG at a frequency agreed with EHG.</i></p> <p>Observation: There is no evidence that periodic reporting to the Department's Environment and Heritage Group (EHG) on the Green and Golden Bell Frog monitoring requirements occurs as required under Condition 2.48. There is neither evidence of any agreement with EHG about frequency or need for future reporting.</p> 	<p>Recommendation: Contact EHG and agree on GGBF monitoring reporting needs and frequency in accordance with Condition 2.48.</p>	<p>2024 Update: Sighted email from NSW Ports dated 11 November 2024 to the Conservation Assessment Officer, Regional Delivery Biodiversity, Conservation and Science from Department of Climate Change, Energy, the Environment and Water (DCCEEW). Evidence was presented showing a response received on 14 November 2024 acknowledging the email, a responsible DCCEEW officer identified, and a site inspection scheduled for 5 February 2025. Before finalising this audit report, the Applicant indicated that the site inspection was held and the DCCEEW advised they would respond with their reporting requirements within two weeks.</p> <p>This observation will remain open until the reporting requirements are established at a mutually agreed-upon frequency with DCCEEW.</p> <p>2025 Update: Project records indicate that DCCEEW representatives (Nick Corksiah and Enhua Lee) visited the site on the 5 February 2025. Subsequently, NSW Ports sent an email to Nick Corkish and Enhua Lee on the 5 March 2025 with the Annual Frog Survey Report and proposing annual reporting updates to DCCEEW. Project records shown indicated that on the 10 March the message was read by DCEEWW, but a response has not been provided by DCEEWW. The auditor considered that this observation can be closed as the Applicant contacted DCCEEW biodiversity personnel and proposed an annual reporting frequency.</p>	CLOSED
IA6_05	Condition 3.6	Non-compliance	<p><i>The Proponent shall develop and implement a Traffic and Capacity Monitoring Program to monitor the throughput and traffic generation of the project. The Program shall include, but not necessarily be limited to:</i></p>	<p>Recommendation: Review the Traffic and Capacity Monitoring Program in consultation with the Road Transport Coordination Group and submit it to the Department with the Operation Traffic Management Plan.</p>	<p>2024 Update: Enfield Operational Traffic Management Plan (OTMP) has been updated version 5.2, in November 2024 which contains a revised Traffic and Capacity Program (TCMP) in section 14 of the OTMP. A copy</p>	CLOSED

Item	Ref.	Type	Requirement and Finding	Proposed or Completed Action	Status (2023 and 2024)	Status 2025 (this audit)
			<p>a) provisions for monitoring the throughput of the project;</p> <p>b) provisions for representative monitoring the traffic generation of the project, with reference to traffic generation as a function of project throughput, type of road transport employed, hours of traffic movements and intended road traffic destinations;</p> <p>c) provisions for periodic monitoring of traffic movements generated by the project in the surrounding road network, with a particular focus on the residential areas of Greenacre to the west of the project, generally between Roberts Road, Boronia Road and the Hume Highway, and principal road transport routes to and from the site; and</p> <p>d) a framework for recording and reporting the outcomes of the Program and a system for considering data generated through the Program.</p> <p>Non-compliance: the traffic monitoring program implemented by NSW Ports is inconsistent with the Traffic and Capacity Monitoring Program (TCMP) which forms part of the approved Operational Traffic Management Plan. Whilst traffic data is collected along Cosgrove Road and Mainline Drive, the methods used do not match the methods in the TCMP. In addition, there is no evidence that traffic monitoring on the residential areas of Greenacre to the west of the project, generally between Roberts Road, Boronia Road and the Hume Highway, and principal road transport routes to and from the site is undertaken in accordance with condition 3.6c is undertaken (Note: As discussed in Section 3.4, a review of project information appears to indicate that traffic at the site has been managed satisfactorily to date; this non-compliance primarily relates to the inconsistency between actual monitoring and that described in the TCMP).</p>		<p>of the Plan was sent to the Department advising of the changes on 28 November 2024.</p> <p>However, no evidence was presented indicating that the review of the Traffic and Capacity Monitoring Program was carried out in consultation with the Road Transport Coordination Group, therefore this non-compliance will remain open.</p> <p>Note: Prior finalising this audit report, the Applicant indicated that subsequent to submitting the revised OTMP (TCMP) to the Department, NSW Ports received a response on 9 December 2024 seeking amendments to the TCMP. A response with amended OTMP was provided on the 20 December 2024 as required. NSW Ports will present amended TCMP at next RTCG meeting.</p> <p>2025 Update: Enfield Overarching Operational Traffic Management Plan (OTMP) version 5.2 dated 20 December 2025 was revised to address DPHI comments (refer to 2024 Update above). In correspondence dated 8 April 2025, the Department approved the Overarching Traffic Management Plan noting that the updates were limited to the Traffic and Capacity Monitoring Program (required by Condition 3.6), reflect the Project's use of Transport for NSW's Automated Number Plate Recognition (ANPR) and NSW Ports' Enfield Traffic Management Tracking model, satisfy an action arising out of the Project's 2023 Independent Environmental Audit, and contain the information required by the conditions of approval.</p>	

3.2 Non-compliance, Observations and Actions

This section presents the compliance status with the Conditions and conformance status with the OEMP, from this 2025 Independent Audit. Detailed findings against each requirement are presented in Appendix A. In summary:

- A total of 115 Conditions were assessed.
- Fifty-three (53) Conditions were found to be compliant.
- Sixty-two (62) Conditions were identified as not triggered.
- No non-compliances were identified during this audit.
- Five (5) observations were identified during this audit related to:
 - Two observations regarding waste management under the SWIFT Operational Environmental Management Plan.
 - Timing of reporting the Intermodal Freight Transport Report (Condition 2.2A) (this observation has been closed)
 - Weed management under the Landscape and Ecological Area Management Plan (Condition 6.3d)
 - OEMP preparation and submission (Condition 6.6)

Table 5 shows the findings from the current 2025 Independent Audit.

Table 5: Open Findings from 2025 Audit

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action	Status
IA08_01	SWIFT OEMP, Section 5.9.4	Observation	Waste Prevention <i>All captured and spilled material generated because of a contractor's activities shall be cleaned up and removed from the site by the contractor for offsite disposal at a suitably licensed facility.</i>	A spill, a pump which appeared to be spilling and absorbent material covering part of the spill were observed adjacent to the 20,000 L fuel tank located at the IMT (Photo 13 in Appendix C).	Recommendation: clean up spill material as soon as practicable and correct any failure in the pump located next to the 20,000 L fuel tank.	OPEN
IA08_02	SWIFT OEMP, Section 5.9.3	Observation	Waste Storage and Handling Requirements <i>All solid wastes will be stored in appropriately covered wheelie bins, skips, or containers that will not allow the loss or leakage of product or entering of rainwater.</i> • <i>Waste and redundant equipment are to be removed from the site on a regular basis and not stockpiled.</i>	Litter including plastics, empty containers, geofabric material and the like were observed next to 2,500 L diesel tank and generator servicing refrigerated containers (Photo 15 in Appendix C).	Recommendation: Improve site housekeeping including cleanup of waste and litter observed next to 2,500 L diesel tank and generator servicing refrigerated containers.	OPEN
IA08_03	Condition 2.2A	Observation	Intermodal Freight Transportation Report <i>The proponent is to provide an Intermodal Freight Transportation Report, prepared by an independent qualified person(s) approved by the Planning Secretary.</i> <i>The purpose of the Intermodal Freight Transportation Report is to detail how the Proponent is working to increase the modal share of rail, and is to include the following:</i> a) <i>the number of twenty-foot equivalent shipping containers despatched and received during the period;</i> b) <i>modal splits of container volumes (in TEUs), provided by the warehouse operators and/or the intermodal operators, moved in/out of the project by:</i> i. <i>rail-to-truck/truck-to-rail, and</i> ii. <i>truck-to-truck;</i> c) <i>representative vehicle origins and destinations, based on data from the warehouse operators and/or the intermodal operators;</i> d) <i>review of recorded actual traffic generation against the traffic model referred in, and the findings of, the report titled Traffic Impact Assessment Enfield Intermodal Logistics Centre; Cosgrove Road, Enfield MOD 14 Ref: 0440r03v5 (Ason Group, 26 February 2018);</i> e) <i>a constraints and opportunities analysis to assist with identifying measures to increasing the modal split of container movements via rail to- truck/truck-to-rail; and</i> f) <i>a future forecast outlining expected TEU volume despatched and received on rail, demonstrating how the Proponent is using the opportunities identified above, subject to the constraints identified, to assist with switching the main mode of transport for container TEUs to rail.</i> <i>The report is to be submitted throughout operation of the project, with the first report to be submitted one year after the commencement of operation of the first warehouse/s permitted as part of the approval of MP 05_0147 MOD 14, unless otherwise agreed by the Planning Secretary. Subsequent reports will be completed and submitted to the Planning Secretary on a two-yearly basis, or as otherwise agreed.</i>	Under CoA 2.2A the Intermodal Freight Transportation Reports are required on a two-yearly basis, with a IFTR due in 2024. The IFTR was commissioned in 2024, but the final report was completed in 2025. The IFTR was submitted to DPHI in July 2025.	This observation is closed as the IFTR, although potentially just outside the required reporting period, has been completed and submitted to DPHI.	CLOSED
IA08_04	Condition 6.3 d)	Observation	Landscape and Ecological Area Management Plan (LEAMP) <i>The LEAMP provides for the management of weeds in Mt Enfield. It indicates that "All weed growth and re-occurring weed growth will be removed by hand, brush cutter or spray with herbicide unless otherwise specified throughout all planted and mulched areas."</i>	NSW Ports is trialling the use of goats for weed removal in Mt Enfield (Photo 24 in Appendix C). It was advised that hand removal or other methods requiring human access are not feasible due to steep slopes and health and safety considerations. The use of goats for weed removal is not identified in the LEAMP.	Recommendation: Monitor weed removal by the use of goats, and if successful, amend the LEAMP to reflect current methods.	OPEN
IA08_05	Condition 6.6	Observation	Operation Environmental Management Plan <i>The Operation Environmental Management Plan required under conditions 6.4 and 6.5 shall be periodically reviewed and maintained, to reflect any phasing of implementation of the project, and any operational changes that may be made from time to time, and updated (where necessary) to reflect any changes arising from modifications to this approval.</i>	During the audit period, Sydney Food Packaging replaced Harris Farm in Warehouse H2 and W. Cosmetics replaced Marinucci in Warehouse H3. The new tenants operate under draft OEMPs prepared under the NSW overarching OEMP. In addition, the NSW overarching OEMP was being updated at the time of the audit	Finalise the new tenants' OEMPs and submit to DPHI. Submit all finalise OEMPs (NSW Ports revised overarching OEMP and new tenants OEMP to DPHI and upload new versions in the project website).	OPEN

3.3 Adequacy of Environmental Management Plans, sub-plans, and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document; and
- Whether there are any opportunities for improvement.

A review was conducted of the:

- *Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports (October 2025, Version 8 (DRAFT))*
- *Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports (November 2023, Version 7)*
- *Enfield ILC Overarching Operational Traffic Management Plan Enfield Intermodal Logistics Centre NSW Ports (December 2024, Version 5.2)*
- *Enfield ILC Landscape and Ecological Area Management Plan Enfield Intermodal Logistics Centre NSW Ports (August 2020, Version 3)*
- *Swift Operational Environmental Management Plan (22 November 2024, Version 4.3)*

Warehouses OEMPs have also been prepared under the NSW Ports' OEMP, which are referenced and discussed in Appendix A. The OEMPs and associated plans (including the OEMP for Swift Warehouse) appear to be generally adequate for the activities being undertaken. Plans generally address the requirements of the MP 05_0147 and provide adequate mitigation to address project environmental risks. NSW Ports overall environmental management framework demonstrated a good process on communications, environmental monitoring, and reporting.

The NSW Ports' OEMP was undergoing a review at the time of the audit, to be updated to Version 8. The Draft OEMP was sighted with minor updates only, related primarily to administration changes, changes to traffic monitoring under the approved Operational Traffic Management Plan, tenant heritage management responsibilities, management controls and responsibilities for the frog habitat areas, and relevant legislative requirements. The final version will be reviewed further during the next audit.

The Swift OEMP, was reviewed in November 2024 and updated to Rev. 4.3. Updates to this revision were minor, limited to updating references to environmental inspection frequency from monthly to quarterly.

An observation has been made in Table 5 regarding two new tenants operating under draft OEMPs prepared under the NSW Ports overarching OEMP, with the recommendation to finalise draft OEMPs and submit them to DPHI.

Traffic and the implementation of the Enfield ILC Overarching Operational Traffic Management Plan (OTMP), which includes the Traffic and Capacity Monitoring Program (TCMP) are discussed below.

The LEAMP is implemented by NSW Ports as discussed in Appendix A. The LEAMP indicates that weed growth and re-occurring weed growth will be removed by hand, brush cutter or spray with herbicide unless otherwise specified throughout all planted and mulched areas. It also indicates that this work shall be executed at regular intervals so as to control and manage the spread weeds in planted and mulched areas. Lantana, which is a Priority Weeds in Strathfield Council Area, was observed during the site inspection of Mt Enfield. The auditee is currently trialling the use of goats to manage weeds at Mt Enfield, as it advised that hand removal or other methods used in the past and requiring human access have shown not to be feasible due to steep slopes and health and safety considerations. A recommendation has been made to monitor the use of goats for weed management in Mt Enfield, and if successful, amend the LEAMP to reflect such weed management practice.

ILC Traffic and the TCMP

Container throughput for FY2025 was reported to be 124,567 TEU which is less than a third of the maximum 300,000 TEU throughput capacity approved under 05_0147.

As discussed in Section 1.1, several precincts of the ILC site remained undeveloped, including Precincts A, B, E, G and I (refer to Figure 1 in the audit report). Traffic generation at the site has not reached its potential capacity.

A review of project information appears to indicate that traffic at the site has been managed adequately to date. No Enfield ILC construction activities were carried out by NSW Ports during 2025 therefore, no evident construction traffic issues were identified during the audit period. Operational traffic has been managed in accordance with the approved Overarching Operational Traffic Management Plan (OTM). No traffic-related complaints have been recorded in the Complaints Register during the audit period.

NSW Ports updated the OTMP in December 2024, which includes the Traffic and Capacity Monitoring Program (TCMP). The amended TCMP was approved by the Department under Condition 6.5b in correspondence dated 8 April 2025. The Road Transport Coordination Group (RTCG) continued meeting generally on a quarterly basis or as agreed by the members, with minutes uploaded in the Project website.

Traffic issues continue to be logged in Protecht Event Management System and discussed at the RTCG meetings. A review of 2025 minutes of the RTCG indicates that traffic matters are regularly discussed, managed and agreed as required by the RTCG stakeholders. Daily vehicle movement data has been collected along Cosgrove Road, Mainline Road and IMT Gate and the methods used match the methods in the TCMP. The Automatic Number Plate Recognition (ANPR) cameras

provides total number of vehicles entering and exiting the ILC via Cosgrove Road and Mainline Road.

3.4 Summary of notices from agencies

To the Auditor's knowledge no correspondence has been received during the audit period from the Department or other agencies to NSW Ports concerning non-compliances or other environmental matters, other than the matter discussed below.

In response to the Independent Environmental Audit (IEA) report for the period 2 December 2023 to 29 November 2024, the Department (in letter dated 16 May 2025) indicated to NSW Ports that it had reviewed the non-compliance with Condition 3.6 of the Consent identified in the Audit Report related to traffic monitoring and the response in the Response to Audit Recommendations, and it determined not to consider the non-compliance as a breach. It further referred to an incident involving potential unauthorised works by Swift and that the Department would investigate such matter. Further to that, the Department in email dated 18 July 2025 requested NSW Ports to clarify the Swift unauthorised work which involved potential digging to install new poles to erect signage for their drivers. NSW Ports subsequently clarified with the Department that the works were unauthorised as they were outside the Swift tenancy and would typically require NSW Ports approval. It further indicated that the works were stopped prior to the commencement of excavations. In an email from the Department to NSW Ports dated 31 July 2025, the Department Compliance Officer confirmed no action will be taken by NSW Planning relating to the incident involving unauthorised works raised in the 2024 Audit Report and that the matter was closed.

3.5 Other matters considered relevant by the Auditor or DPE

The Auditor has no matters considered relevant.

3.6 Complaints

In accordance with MP 05_147 Schedule 2 Condition 5.3, a complaints register is maintained and available for inspection by the Department upon request.

Three complaints were logged in the complaints register during the audit period. Two complaints were related to noise and one related to an excavator working in a suspected frog habitat area.

The first complaint was raised on 19 May 2025 regarding an excavator working in the Eastern Ecological Area located near Cosgrove Road, with the complainant concerned the area was a habitat of a protected frog species and that the creek would be closed with the habitat lost. The complaint was investigated and NSW Ports confirmed with the complainant that the excavator was undertaking stormwater management works and habitat restoration works, including weed removal to reduce erosion and that the habitat would be reinstated in time with planting of native vegetation.

The second complaint was raised on 21 July 2025 by a local resident regarding the increased noise within the ILC at night including loud bangs and mechanical bumping noises that were disturbing sleep. The resident requested to be advised of noise mitigation measures during night hours. NSW Ports reviewed relevant noise monitoring data which did not indicate a significant increase in noise, however discussed mitigation measures with the complainant and advised potential sources would be further investigated.

The third complaint was raised on 23 July 2025 from the EPA regarding container handling noise. NSW Ports investigated the complaint and provided an email response to the EPA. It is understood that no response was provided by the EPA.

All complaints were listed as closed within the register following investigation and response. The Auditor considers the management of complaints to be adequate.

3.7 Incidents

Three incidents were reported in the Enfield Event Register during the audit period. None of the incidents had actual or potential significant off-site impacts on people of the biophysical environment and therefore were not considered reportable in accordance with Condition 7.1. The incidents were recorded on 17 December 2024, 12 February 2025 and 26 June 2025, and related to a break in, one incident related to attempted theft, and one incident related to an equipment fault respectively. One of the three incidents were considered closed at the time of reporting, whilst two – the attempted theft and the equipment fault – are under investigation to determine if further actions are required. In addition, NSW Ports maintains an event register with observations made by the patrolling security team, which generally involve minor observations that may require internal action (e.g. minor waste dumped on site, security issues, feral pests, etc). Again, none of these events were considered reportable in accordance with Condition 7.1.

4. CONCLUSIONS

The overall outcome of the Audit was positive. Compliance records were available at the time of the site inspection and interviews with NSW Ports and their tenants.

Ongoing operation of the intermodal terminal continued during the audit period. No construction activities or subdivisions occurred during the audit period. Primary maintenance activities included concrete hardstand installation within a section of the Swift trucking and trailer storage / parking area, which was ongoing at the time of the audit and concreting works were completed in early December 2025. Concreting hardstand works addressed potential dust issues from the previously unsealed hardstand that resulted in a non-compliance in the 2022 Independent Audit.

No reportable incidents occurred during the audit period. Three complaints were received during the audit period, which were investigated, responses provided and the complaints closed.

In summary:

- One (1) finding from the previous audits remained open during the audit period and the remainder were closed.
- A total of 115 Conditions were assessed.
- Fifty-three (53) Conditions were found to be compliant.
- Sixty-two (62) Conditions were identified as not triggered.
- No non-compliances were identified during this audit.
- Five (5) observations were identified during this audit related to:
 - Two observations regarding waste management under the SWIFT Operational Environmental Management Plan.
 - Timing of reporting the Intermodal Freight Transport Report (Condition 2.2A) (this observation has been closed)
 - Weed management under the Landscape and Ecological Area Management Plan (Condition 6.3d)
 - OEMP preparation and submission (Condition 6.6)

WolfPeak auditors would like to thank the auditees from NSW Ports and the Enfield ILC tenants for their, cooperation and assistance during the Audit.

Limitations

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the report, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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APPENDIX A – MP 05_147 CONDITIONS OF CONSENT INCLUDING MODIFICATIONS 1 TO 15

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
1. ADMINISTRATIVE CONDITIONS				
Terms of Approval				
1.1	<p>The Proponent shall carry out the project generally in accordance with the:</p> <ul style="list-style-type: none"> a) Major Projects Application 05_0147; b) <i>Environmental Assessment: Intermodal Logistics Centre at Enfield</i>, dated October 2005 and prepared by Sinclair Knight Merz (SKM); c) response to submissions and revised Statement of Commitments detailed in <i>Intermodal Logistics Centre: Preferred Project Report</i> prepared by Sinclair Knight Merz Pty Ltd, dated June 2006; d) additional information provided by Sinclair Knight Merz Pty Ltd to the Department titled <i>Project Changes – Enfield ILC</i> and dated 14 July 2007; e) additional information provided by Sinclair Knight Merz Pty Ltd to the Department titled <i>Light Industrial and Commercial Area – Enfield ILC</i> and dated 6 August 2007; f) letter from Sydney Ports Corporation titled <i>Project Approval Modification Application Intermodal Logistics Centre at Enfield</i>, Sydney Ports Corporation (undated) and received 28 August 2008; g) letter from Sydney Ports Corporation titled <i>Project Approval Modification Application Intermodal Logistics Centre at Enfield</i>, Sydney Ports Corporation and dated 5 February 2009; h) <i>Intermodal Logistics Centre at Enfield Modification Application ILC-E-PT3A REV A</i>, Sydney Ports Corporation and dated 31 August 2009; i) <i>Intermodal Logistics Centre at Enfield, Modification Application 05_0147 – Project Adjustments. Response to Stakeholders Submissions (Revision A)</i>, prepared by Sydney Ports Corporation and dated November 2009; j) <i>Intermodal Logistics Centre at Enfield, Modification Application 05_0147 – Project Adjustments. Supporting Information to Modification Application</i>, prepared by Sydney Ports Corporation 26/3/2010; k) <i>Intermodal Logistics Centre at Enfield, Modification Application 05_0147 – On Site Management of Unsuitable Engineering Fill</i>, prepared by Sydney Ports Corporation and dated May 2011; l) <i>Intermodal Logistics Centre at Enfield Modification Application No. 5 On Site Management of Unsuitable Engineering Fill Response to Submissions</i>, prepared by Sydney Ports Corporation and dated August 2011; and m) <i>Intermodal Logistics Centre at Enfield, Modification Application No.6 Early Contractor Involvement Detailed Design Adjustments and Subdivision</i>, prepared by Sydney Ports and dated April 2012; n) <i>Intermodal Logistics Centre at Enfield, Modification Application No.6 ECI Detailed Design Adjustments and Subdivision</i>, prepared by Sydney Ports and dated July 2012; o) <i>Intermodal Logistics Centre: Enfield Modification Application No 8, Subdivision – Changes and Amendments</i>, prepared by NSW Ports and dated 2 September 2013; p) <i>Addendum Assessment Report, Modification No.8 to Major Project MP 05_0147 – Intermodal Logistics Centre (ILC) at Enfield: Subdivision Changes and Amendments</i>, prepared by NSW Ports and dated 19 September 2013; q) <i>Environmental Assessment – Modification Application No. 11 – Additional warehouse</i> prepared by TfA Project group dated September 2016 and supporting information dated 6/12/2016 and 23/12/2016; r) <i>Environmental Assessment – Modification Application No. 12 – Extension of Existing Rail Sidings and Administration Office Expansion</i> prepared by TfA Project Group dated November 2016 and supporting Noise Impact Assessment prepared by SLR Consulting dated 3 November 2016; s) deleted; t) <i>Environmental Assessment – Modification No. 14 – Modification of Built Form and operational parameters</i> prepared by Urbis dated January 2018, and <i>Enfield ILC, Strathfield South MP 05_0147 MOD14 – Response to Submissions</i> submitted by Goodman on 8 June 2018; u) <i>Modification Application MP05_0147 Mod 15</i> and: <ul style="list-style-type: none"> i) <i>modification report titled Modification Report Mod 15 127 Cosgrove Road, South Strathfield</i> prepared by LJB Urban Planning dated 11 July 2023; ii) <i>Remedial Action Plan (RAP)</i> prepared by Geosyntec Consultants dated 21 December 2021; 	Evidence referred to elsewhere in the Audit Table.	<p>The operations of the intermodal have largely remained unchanged from previous audit periods. No construction of new precincts or subdivision occurred during the audit period.</p> <p>The scale of operations has not exceeded that predicted in the EIS and associated documents. Container throughput for FY25 was reported to be 124,567 , which is less than the maximum 300,000 TEU throughput capacity approved under 05_0147. The ILC is being developed in stages. Several precincts of the ILC site remained undeveloped at the time of this audit, including Precincts A, B, E, G and I.</p> <p>MOD15 works, to be undertaken by Flower Power at the Tarpaulin Factory site, have not been commenced.</p> <p>NSW Ports Operational Environmental Plan (Nov 2023) provides the overarching environmental management of the site and also activities managed by NSW Ports (non-tenanted areas) ILC tenants are directly responsible for their own environmental performance for operational activities on leased areas, under their own OEMPs consistent with this NSW Ports Enfield ILC OEMP. The proponent has demonstrated that the relevant project plans, strategies, and protocols have generally been implemented.</p> <p>NSW Ports Inspections of the site (at least quarterly), Frog Ponds, Mt Enfield, stormwater basins and landscaping works and other parts of the site have been carried out on a regular basis by NSW Ports personnel or its contractors.</p> <p>The degree of compliance with the conditions of approval is evidence of adherence to project requirements.</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	<ul style="list-style-type: none"> iii) Green and Golden Bell Frog Conservation Measures Tarpaulin Shed Site Enfield, prepared by Biosphere Environmental Consultants dated 27 November 2016; iv) RFI response letter prepared by LJB Planning dated 12 October 2023; and v) Plan No. SENP154B, Enfield ILC Southern Precinct Area Tarp Shed Concept Plan Proposed Garden Centre, prepared by NSW Ports; and v) the conditions of this approval 			
1.2	<p>In the event of an inconsistency between:</p> <ul style="list-style-type: none"> a) the conditions of this approval and any document listed from condition 1.1a) to 1.1u) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and b) any of the documents listed from condition 1.1a) to 1.1u) inclusive, the most recent document shall prevail to the extent of the inconsistency. 	<p>MP05_0147 - Conditions of Approval (incorporating MODS 1, 2, 4, 5, 6, 8, 11, 12, 13, 14, 15).</p> <p>The documents listed in condition 1.1a) to 1.1t)</p>	<p>This audit assessed compliance with the conditions of approval (including modifications 1, 2, 4, 5, 6, 8, 11, 12, 13, 14, 15). No inconsistencies have been identified by the proponent or by the auditor during this audit.</p>	Compliant
1.2A	<p>Notwithstanding condition 1.2, in relation to the construction and operation of the development approved under DA 2022/68 at 127 Cosgrove Road, in the event of any inconsistency between the conditions of this approval and the conditions of consent for DA 2022/68, the conditions of consent for DA 2022/68 shall prevail.</p>	<p>DA 2016/132, DA2022/68</p> <p>Site inspection and interviews on 28/11/2025</p>	<p>The auditee has not identified any inconsistencies.</p> <p>An application for the Fit out and use of the former Tarpaulin shed was refused by Strathfield Municipal Council then approved by the Land Environment Court in 2017. DA2016/132 (Land and Environment Court) became redundant with the approval of the Flower Power DA2022/68 issued by Strathfield Municipal Council. Further, MOD15 was approved under 05_0147.</p> <p>No physical works have started at the former Tarpaulin shed site under DA2022. The site remained fenced off and has not been disturbed by NSW Ports during the audit period.</p>	Not Triggered
1.2B	<p>Subject to condition 1.2C, despite any other provision of this approval, the approval does not impose any obligations on a person merely because that person is carrying out the development approved under DA 2022/68 at 127 Cosgrove Road.</p>	<p>DA 2016/132, DA2022/68</p> <p>Site inspection and interviews on 28/11/2025</p>	<p>As above</p>	Not Triggered.
1.2C	<p>A person who is remediating land and (in the course of so doing) is transferring material from the land identified as Part Lot 19 DP1183316 and outlined in red on drawing SENP154B is subject to obligations under this approval in relation to that work – and if condition 1.2B would otherwise apply – that person’s obligations under this person’s obligations under this project approval cease when a site audit statement is submitted under condition 2.43A.</p>	<p>DA 2016/132, DA2022/68</p> <p>Site inspection and interviews on 28/11/2025</p>	<p>No physical works, including remediation of land or transfer of material, have occurred from the former Tarpaulin shed in Lot 19 DP1183316.</p>	Not Triggered.
1.3	<p>The Proponent shall comply with any reasonable requirement(s) of the Planning Secretary arising from the Department’s assessment of:</p> <ul style="list-style-type: none"> a) any reports, plans or correspondence that are submitted in accordance with this approval; and b) the implementation of any actions or measures contained in these reports, plans or correspondence. 	<p>Interview with Auditees 28/11/2025</p> <p>DPHI Letter to NSW Ports dated 16/05/25 re. 2024 Independent Audit Report - Enfield Intermodal</p> <p>Emails between DPHI and NSW Ports dated 18/07/25, 22/07/25, 24/07/25,30/07/25 and 31/07/25, re: Unapproved works identified in IAR (MP05_0147-PA-40)</p> <p>Email from the DPHI to NSW Ports dated 31/07/25 re: Re: Unapproved works identified in IAR (MP05_0147-PA-40)</p>	<p>To the Auditor’s knowledge no further correspondence has been received during the audit period from the Department or other agencies to NSW Ports other than the letter from DPHI in response to the Enfield 2024 Independent Audit and Response to Audit Recommendations received 16/05/2025 as discussed below.</p> <p>In letter dated 16/05/25 DPHI indicated that it considers the Independent Environmental Audit (IEA) report for the period 2 December 2023 to 29 November 2024 to generally satisfy the reporting requirements of the Consent. DPHI indicated that it had reviewed the non-compliance with Condition 3.6 of the Consent identified in the IEA and the response in the Response to Audit Recommendations, and it determined not to consider the non-compliance as a breach. It further referred to an incident involving authorised works by Swift and that DPHI will investigate such matter. Such matter was communicated to NSW Ports in DPHI email dated 18/07/25 requiring clarification of the Swift unauthorised work which involve potential digging to install new poles to erect signage for their drivers. NSW Ports subsequently clarified with DPHI that the works were authorised as they were outside the Swift tenancy and would typically require NSW Ports approval. It further indicated that the works were stopped prior to the commencement of excavations.</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			In an email from the DPHI to NSW Ports dated 31/07/2025, the DPHI Compliance Officer confirmed no action will be taken by NSW Planning relating to the incident involving unauthorised works raised in the 2024 IEA Report and that the matter was closed	
1.3A	The Proponent may construct and/or operate the project in stages with commensurate staging of compliance with the conditions of this approval. Where the project is to be staged, the Proponent shall submit details of the staging to the Planning Secretary, including details of how compliance with the conditions of this approval will be met.	Interview with Auditees 28/11/2025 Enfield Intermodal Logistics Centre Staging Report October 2019 Letter – DPIE to NSW Ports, Approval of updated Staging Report, as required under Condition 1.3A, 27/01/21	The Staging Report was approved by the Department in 2014. An updated Staging Report was prepared in 2019 which addresses the requirements of this condition. A letter from the Department to NSW Ports dated 27 January 2021 confirmed it was satisfied the report addressed the requirements of CoA 1.3A. No other updates on the staging report during the audit period or since the 2019 update.	Compliant
1.3B	<p>With the approval of the Planning Secretary, the Proponent may:</p> <ul style="list-style-type: none"> a) prepare and submit any strategy, plan or program required by this approval on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program; b) combine any strategy, plan or program required by this approval (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this approval (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). <p>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 approval. 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.</p>	<p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre (NSW Ports) November 2023 Version 7</p> <p>Enfield ILC Compliance Tracking Annual report 2024, NSW Ports, Nov 2024, Version 1</p> <p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p> <p>Swift Operational Environmental Management Plan (Updated 22/11/2024, Revision 4.3)</p> <p>Heritage Management Plan (HMP), Flower Power, October 2024</p>	<p>Stages 1 to 6 were completed between 2010 and 2017. Stages 7, 9 and 10 have not commenced. Stage 8 has been completed for Warehouse Precincts C, F & H in early 2020. No works have begun at Precinct D (former Toll Lease area and now Swift Transport operations) or Precinct E.</p> <p>According to the Annual Report 2024, Stage 11 works at the Tarpaulin Shed site were expected to commence in 2023, with the approval of the new Flower Power DA-2022/68 by Strathfield Municipal Council in November 2022. However, development has been postponed while Flower Power makes further changes to the project design, with a new modification application expected to be submitted in FY2025. Therefore, Flower Power work is not expected to commence until additional development modifications are approved.</p> <p>According to the Annual Report for 2024, the tenant provided a Heritage Management Plan (HMP) for the site in October 2024. NSW Ports has reviewed the HMP and advised that it is of the position that the recommendations in the HMP for maintenance of high value items and structural reviews should be carried out within the next 3 to 6 months and then annually thereafter. No updates were provided in the Annual Compliance Report for 2025, however see Condition 2.34 below for further details on current maintenance and lease status.</p> <p>The plans in operation during the audit period were approved prior to the audit period. No OEMPs or other plans under this consent were approved during the audit period.</p> <p>The Swift OEMP, Rev. 4.3, was reviewed in November 2024, which was sighted as the most recent version to date of the audit. Updates to this revision were minor, limited to updating references to environmental inspection frequency from monthly to quarterly.</p> <p>The tenants operate under their own OEMP in accordance with the NSW Ports OEMP.</p>	Compliant
Limits of Approval				
1.4	This approval shall lapse five years after the date on which it is granted, unless the works the subject of this approval are physically and substantially commenced on or before that time.	Interview with Auditees and Site Inspection 28/11/2025	The works subject to this approval were commenced within five years of the date of the approval. The Project was operational at the time of the audit.	Compliant
Capacity Limits and Staging				
1.5	The project shall be limited to a maximum throughput of 300,000 TEU per annum, for the rail to intermodal terminal interface and warehousing interface. Note: For the avoidance of doubt, this does not include internal TEU movements.	Interview with Auditees 28/11/2025 Swift IMT Annual TEU Reporting Spreadsheet - FY2025 Enfield ILC Compliance Tracking report 2025 (NSW Ports 2025)	Container throughput is reported on financial year basis. Container throughput for the FY2025 is reported to be 124,567 TEU	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status														
1.6	<p>The Proponent is permitted to construct and operate warehouses across six precincts on the site (A, C, D, E, F and H) associated with the project, generally in accordance with the documents referred to under condition 1.1 t). Warehouses are permitted to be used for freight handling, packing/re-packing, storage and distribution, and for activities ancillary to these uses. Each warehouse shall not exceed a height of 13.7 metres at its highest point (excluding minor ancillary structures such as communications equipment, air conditioning units, or solar panelling), and shall be limited to a footprint no greater than the relevant area specified in Table 1 below.</p> <p>Table 1 - Maximum Gross Lettable Area (per precinct)</p> <table border="1"> <thead> <tr> <th>Warehouse</th> <th>Maximum Gross Lettable Area (m²)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>62,600</td> </tr> <tr> <td>C</td> <td>10,487</td> </tr> <tr> <td>D</td> <td>11,460</td> </tr> <tr> <td>E</td> <td>7,604</td> </tr> <tr> <td>F</td> <td>9,620</td> </tr> <tr> <td>H</td> <td>16,475</td> </tr> </tbody> </table>	Warehouse	Maximum Gross Lettable Area (m ²)	A	62,600	C	10,487	D	11,460	E	7,604	F	9,620	H	16,475	<p>Site inspection and interviews on 28/11/2025</p> <p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre (NSW Ports) November 2023 Version 7</p> <p>Swift OEMP, 22/11/2024 Rev. 4.3</p> <p>Annual Environmental Compliance Checklist for: GoMaps (19/06/25), Mapei Operations (16/07/25)</p>	<p>No construction activities, including construction of warehouses, occurred during the audit period. At the time of the audit, areas remaining undeveloped were Precinct A, B, E, G and I. Area D (which includes a warehouse) is the former Toll site which operations pre-dates ILC approval. Area D is currently operated for logistics purposes by Swift under the Swift's OEMP.</p> <p>Warehouses were constructed in areas C, F and H in 2020, and the 8 warehouses are leased by NSW Ports. Each tenant operates under its own OEMP under the umbrella of NSW Ports' OEMP.</p> <p>NSW Ports' OEMP indicates that the Warehouse tenants have a low risk profile. It further indicates that Warehouse tenant leases require NSW Ports to prepare OEMP's for these tenants. Under the NSW Ports' OEMP, warehouse tenants are required to prepare an annual environmental management report/certificate to NSW Ports. The annual OEMP compliance checklist for Gomaps Warehouse F2 (dated 19 June 2025) and Mapei dated 16/07/25 were provided during the audit. During the Site inspection and interviews on 29/11/2024, the auditor observed that warehouse tenants undertake general warehousing and distribution activities which could not be considered as high risk. Warehouse activities involve logistic operations associated with food, signage, electrical gear, chemical products or packaging products.</p> <p>Sighted Annual Environmental Compliance Checklist sighted for GoMaps, completed 19/06/25 and Mapei Operations, completed 16/07/25 which shows compliance with storage of Dangerous Goods, spill kits and fire equipment, waste management, etc.</p>	Compliant
Warehouse	Maximum Gross Lettable Area (m ²)																	
A	62,600																	
C	10,487																	
D	11,460																	
E	7,604																	
F	9,620																	
H	16,475																	
1.7	<p>No warehouse is permitted to undertake packaging, repackaging or decanting of dangerous goods unless and until the Proponent has submitted a risk assessment of such operations for the approval of the Planning Secretary. Any such risk assessment shall be undertaken in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DUAP, 1997) and <i>Multi-Level Risk Assessment</i> (DUAP, 1997).</p>	<p>Interview with Auditees and Site Inspection 28/11/2025</p> <p>Swift OEMP, 22/11/2024 Rev. 4.3</p> <p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p> <p>Swift OEMP, 22/11/2024 Rev. 4.3</p> <p>Annual Environmental Compliance Checklist for: GoMaps (19/06/25), Mapei Operations (16/07/25)</p>	<p>No packaging, repackaging or decanting of dangerous goods (DG) were observed during the inspection. NSW Ports advised that no packaging, repackaging or decanting of dangerous goods occurs at the ILC. The Compliance Tracking Report 2024 indicates that no warehouse operators on the Enfield ILC have been involved in decanting or packaging dangerous goods on site in accordance with CoA 1.7 and CoA 1.10.</p> <p>Dangerous goods are stored in some warehouses, with volumes recorded in the OEMPs. However, the warehouse logistics operations are not reported to involve packaging, repackaging or decanting DGs.</p> <p>Annual Environmental Compliance Checklist sighted for GoMaps, completed 19/06/25 and Mapei Operations, completed 16/07/25 which shows compliance with storage of Dangerous Goods, spill kits and fire equipment, waste management, etc.</p>	Compliant														
1.8	<p>Prior to the commencement of construction of each warehouse, the Proponent shall submit final designs for the warehouse to the Planning Secretary, demonstrating that the warehouse is generally consistent with:</p> <ol style="list-style-type: none"> the warehouse designs and layouts presented in the documents referred to under condition 1.1t) of this approval; the design specifications detailed under condition 1.6 of this approval; the findings and recommendations of any approved risk assessment undertaken in accordance with condition 1.7 of this approval; and the general principles presented in the Strathfield Consolidated Development Control Plan 2005 (in particular, that component of the Plan formerly being Development Control Plan No. 27 – Industrial Development). <p>Note: nothing in this condition relieves the Proponent from any other obligation in the Environmental Planning and Assessment Act 1979 with regard to building design and certification, including compliance with the Building Code of Australia.</p>	<p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>No final designs of warehouses been approved or submitted to DPPI during the audit period. No construction has occurred during the audit period.</p> <p>For details of warehouse design compliance with condition 1.8 refer to previous independent audit reports.</p>	Not triggered														

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status				
Light Industrial/Commercial Area								
1.9	<p>The Proponent is permitted to construct and operate a light industrial/ commercial area comprising one precinct associated with the project, generally in accordance with the documents referred to under condition 1.1t). The light industrial/ commercial area shall only be permitted to operate for the purpose of development associated with, or ancillary to the intermodal terminal, empty container storage areas and related warehousing, or otherwise consistent with the general principles of the Strathfield Consolidated Development Control Plan 2005 (in particular, that component of the Plan formerly being Development Control Plan No. 27 – Industrial Development). Each building within the light industrial/commercial area shall not exceed a height of 13.7 metres at its highest point (excluding minor ancillary structures such as communications equipment, air conditioning units, or solar panelling), with the gross floor area for the precinct limited to no greater than the relevant area specified in Table 2 below.</p> <p>Table 2 - Maximum Precinct Gross Floor Areas</p> <table border="1"> <thead> <tr> <th>Light Industrial/ Commercial Precinct</th> <th>Maximum Gross Lettable Area (m²)</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>7,384</td> </tr> </tbody> </table>	Light Industrial/ Commercial Precinct	Maximum Gross Lettable Area (m ²)	B	7,384	<p>Enfield Intermodal Logistics Centre Staging Report July 2019</p> <p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>The Light Industrial/Commercial Area (Precinct B), located to the south of Precinct A and adjacent to Cosgrove Road, is yet to be developed (refer to Photos in Appendix C).</p>	Not Triggered
Light Industrial/ Commercial Precinct	Maximum Gross Lettable Area (m ²)							
B	7,384							
1.10	<p>No component of the light industrial/ commercial area is permitted to store, handle or transfer dangerous goods above the thresholds specified in <i>Applying SEPP 33</i> (DUAP, 1994) (i.e. characterisation of such development as “potentially hazardous development” as defined under <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>), unless and until the Proponent has submitted a Hazard Analysis for the approval Planning Secretary. The Hazard Analysis shall be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DUAP, 1997) and <i>Multi-Level Risk Assessment</i> (DUAP, 1997). Operation of each relevant component of the light industrial/ commercial area shall not operate until the Planning Secretary’s approval of the applicable Hazard Analysis has been issued (if required under this condition).</p>	<p>Enfield Intermodal Logistics Centre Staging Report July 2019</p> <p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>The Light Industrial/Commercial Area (Precinct B), located to the south of Precinct A and adjacent to Cosgrove Road, is yet to be developed (refer to Photos in Appendix C).</p>	Not Triggered				
1.11	<p>Prior to the commencement of construction within each precinct of the light industrial/ commercial area, the Proponent shall submit final designs and layouts for the precinct to the Planning Secretary, demonstrating that the precinct is generally consistent with:</p> <ol style="list-style-type: none"> the designs and layouts presented in the document referred to under conditions 1.1t) of this approval; the design specifications detailed under condition 1.9 of this approval; and the general principles presented in the Strathfield Consolidated Development Control Plan 2005 (in particular, that component of the Plan formerly being Development Control Plan No. 27 – Industrial Development). <p>Note: nothing in this condition relieves the Proponent from any other obligation in the Environmental Planning and Assessment Act 1979 with regard to building design and certification, including compliance with the Building Code of Australia.</p>	<p>Enfield Intermodal Logistics Centre Staging Report July 2019</p> <p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>The Light Industrial/Commercial Area (Precinct B), located to the south of Precinct A and adjacent to Cosgrove Road, is yet to be developed (refer to Photos in Appendix C).</p>	Not Triggered				
Toll Lease Area								
1.11A	<p>The Proponent shall ensure that operations in the former Toll lease area (also known as Precinct D) are generally consistent with former operations.</p>	<p>Email to/ from NSW Ports and Swift, 01/12/20</p> <p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p> <p>Environmental Assessment: Intermodal Logistics Centre at Enfield, SKM, October 2005</p> <p>Intermodal Logistics Centre at Enfield, Modification Application No.6 Early Contractor Involvement Detailed Design Adjustments and Subdivision, Sydney Ports, April 2012</p> <p>Intermodal Logistics Centre at Enfield, Modification Application No.6 ECI Detailed Design Adjustments and Subdivision, Sydney Ports, July 2012</p>	<p>No changes to the former Toll lease area operations occurred during the audit period. Section 14.2.2 of the EA and the Modification 6 application identify the existing site usage as a transport and logistics yard. During the audit site inspection, the operations in Precinct D were observed to be related to logistics operations (warehousing and distribution).</p>	Compliant				

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
Statutory Requirements				
1.12	The Proponent shall ensure that all licences, permits and approvals are obtained and kept up to date as required throughout the life of the development. No condition of this consent removes the obligation for the Proponent to obtain, renew or comply with such licences, permits or approvals. The Proponent shall ensure that a copy of this approval and all relevant environmental approvals are available on the site at all times during the project.	Commonwealth's Department of Agriculture, Water and the Environment (currently Department of Agriculture, Fisheries and Forestry) approval to carry out biosecurity activities REF number N3237, dated 5/2/2020 valid to 5/2/2026 Mods 1-15 Commonwealth's Department of Agriculture, Water and the Environment (currently Department of Agriculture, Fisheries and Forestry) approval to carry out biosecurity activities REF number N3237, dated 12/09/2025 valid to 12/09/2035 (issued to SWIFT Rail Pty Ltd)	The approval has been modified on 15 occasions to ensure it is maintained and up to date. The last modification (MOD 15) was approved by the Department on the 22/11/2023. NSW Ports or its ILC tenants do not hold Environmental Protection Licences under the POEO Act at the ILC. LINX Rail Pty Ltd used to hold the required approval for its fumigation process under the Biosecurity Act 2015 (Ref number N3237). The Approval is current and valid to 5/2/2026. SWIFT, the current IMT operator, obtained its own approval to carry out biosecurity activities REF number N3237, dated 12/09/2025 valid to 12/09/2035. Sighted letter from Department of Agriculture, Water and the Environment during the audit. Except for the above, no other approvals of licences have reportedly been obtained during the audit period. All approvals are held electronically on site in the Hold electronic system (sighted).	Compliant
Water Authority Compliance Certificate				
1.13	An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the <i>Sydney Water Act 1994</i> (Compliance Certificate). The application must be made through an authorised Water Servicing Coordinator.	Sydney Water S73 Certificate issued by Sydney Water Coordinator on 29 April 2015. (Case Number 132396).	This requirement falls outside of the current audit period.	Not Triggered
1.14	The section 73 Compliance Certificate must be obtained from Sydney Water Corporation and submitted to the Principal Certifying Authority prior to issue of a subdivision certificate and show that the development has met the detailed requirements of Sydney Water Corporation.	Sydney Water S73 certificate issued 29 April 2015 and submitted to Land Development Certificates Pty Ltd on 29 April 2015.	This requirement falls outside of the current audit period.	Not Triggered
Subdivision and Easements				
1.15	The Proponent may subdivide the land generally in accordance with the subdivision plan EILC MP04 (B) included at Appendix 1 of this approval. However, prior to obtaining a subdivision certificate, the Proponent shall prepare and submit to the Planning Secretary a final subdivision plan for the land. The final subdivision plan shall be generally consistent with the plan included at Appendix 1 of this approval (including the number of lots, the proposed use of each lot, and lot sizes).	Interview with Auditees 28/11/2025 NSW Ports Enfield ILC Compliance Tracking Annual Report 2025 (Nov 2025)	No subdivisions occurred during the audit period.	Not Triggered
1.16	Land uses and operations within each lot shall be consistent with the approved project as described in conditions 1.1a) to 1.1t) and meet the requirements of this approval.	Site inspection and interviews on 28/11/2025 Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre (NSW Ports) November 2023 Version 7 Swift OEMP, 22/11/2024 Rev. 4.3 Warehouse OEMPs	The land use remained unchanged during the audit period. Land uses and operations are described in the NSW Ports and tenants OEMPs, and these uses are consistent with those required under Condition 1.16. Refer also to Condition 1.1	Compliant
1.17	Prior to the issuing of the subdivision certificate, the Proponent shall ensure that each lot is connected to services, drainage and utilities.	-	This requirement falls outside of the current audit period.	Not Triggered
1.18	Easements for services, drainage, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision of the site, shall be created over those lots pursuant to the <i>Conveyancing Act 1919</i> .	-	This requirement falls outside of the current audit period.	Not Triggered
1.19	Documentary evidence of the proposed easements shall be provided to and be to the satisfaction of the relevant certifying authority. Note: Any easements in the subdivision plan must nominate Strathfield Council or other relevant authority as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Council's	NSW Ports Enfield ILC Compliance Tracking Annual Report 2025 (Nov 2025)	This requirement falls outside of the current audit period.	Not Triggered

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	standard recitals for terms of easements, or the standard form of easements accepted by NSW Land and Property Information.		All easements released/varied or created by relevant authority. Finalised 29/04/2015. Refer to previous audit reports and Compliance Tracking Report 2025	
1.20	Prior to occupation and/or operation, the Proponent shall provide to the relevant certifying authority evidence that all matters required to be registered on title, including easements required by this approval and any approvals or consents, have been lodged for registration or registered at the NSW Land and Property Information.	NSW Ports Enfield ILC Compliance Tracking Annual Report 2025 (Nov 2025)	This requirement falls outside of the current audit period. All easements released/varied or created by relevant authority. Finalised 29/04/2015. Refer to previous audit reports and Compliance Tracking Report 2025	Not Triggered
2. SPECIFIC ENVIRONMENTAL CONDITIONS				
Traffic and Transport Impacts				
2.1	The Proponent shall provide a shuttle bus service between Strathfield train station and the site during peak construction works and shall encourage construction employees to utilise public transport rather than private transport to the site.	-	This falls outside of the current audit period. No construction occurred during the audit period.	Not Triggered
2.2	The Proponent shall provide a manual and/ or technological solution to control the frequency of articulated and B-double vehicles utilising the Cosgrove Road entrance to the site during morning and afternoon peak periods.	Overarching Operational Traffic Management Plan (OTMP) – Enfield Intermodal Logistics Centre NSW Ports Dec 2021 Version 5 Site Inspection 28/11/2025 Overarching Operational Traffic Management Plan (OTMP) – Enfield Intermodal Logistics Centre NSW Ports Dec 2024 Version 5.2	A left-hand slip lane is in place at the Cosgrove Road's site exist to prevent movements from the site southbound onto Cosgrove Road. Signage is in place. In September 2022 NSW ports also installed a traffic control island and guard rails on the left turn from Cosgrove Road into Turnout Drive in order to prevent trucks greater than 6m accessing the ILC using the residential section of Cosgrove Road from Punchbowl Road. The IMT's online Capacity Planning allocates truck times based on available capacity. Only trucks that have booked available time slots (1-hour periods) can visit the IMT to deliver or collect containers. The OTMP indicates that surveys show that approximately 83% of articulated trucks entre via Wentworth St and 17% via Cosgrove Road. Heavy vehicle traffic is constant through the day with minor peak between 4am and 5am, with no obvious morning or afternoon peaks. It is also noted that additional CCTV have been installed to monitor Cosgrove Road / Turnout drive intersection in 2025 as discussed in Condition 3.6.	Compliant
Intermodal Operations				
2.2A	The proponent is to provide an Intermodal Freight Transportation Report , prepared by an independent qualified person(s) approved by the Planning Secretary. The purpose of the Intermodal Freight Transportation Report is to detail how the Proponent is working to increase the modal share of rail, and is to include the following: a) the number of twenty-foot equivalent shipping containers despatched and received during the period; b) modal splits of container volumes (in TEUs), provided by the warehouse operators and/or the intermodal operators, moved in/out of the project by: i. rail-to-truck/truck-to-rail, and ii. truck-to-truck; c) representative vehicle origins and destinations, based on data from the warehouse operators and/or the intermodal operators; d) review of recorded actual traffic generation against the traffic model referred in, and the findings of, the report titled <i>Traffic Impact Assessment Enfield Intermodal Logistics Centre; Cosgrove Road, Enfield MOD 14 Ref: 0440r03v5</i> (Ason Group, 26 February 2018); e) a constraints and opportunities analysis to assist with identifying measures to increasing the modal split of container movements via rail to- truck/truck-to-rail; and f) a future forecast outlining expected TEU volume despatched and received on rail, demonstrating how the Proponent is using the opportunities identified above, subject to the constraints identified, to assist with switching the main mode of transport for container TEUs to rail.	GHD, Intermodal Freight Transportation Report (IFTR) – Revision 1 (Nov 2020) and Revision 2 (November 2022) GHD, Intermodal Freight Transportation Report (IFTR) – Final, (revision 3.0) 19 January 2023 GHD, Intermodal Freight Transportation Report (IFTR), 25 July 2025 Email DPHI-NSW Ports dated 4/08/25, re: Post approval document received – (MP05_0147-PA-42) Enfield ILC Compliance Tracking Annual report 2025, NSW Ports, Nov 2025, Version 1 Overarching Operational Traffic Management Plan (V.5.2, dated 25 December 2024)	As indicated in the 2022 Independent Audit, the FY20 was the first time this condition was triggered. For information of Intermodal Freight Transportation Reports (IFTR) prepared before this audit period, refer to previous audit reports. Based on the frequency required under Condition 2.2A, a IFTR was due in 2024. The 2024 IFTR has been prepared and submitted to DPHI. The 2024 IFTR was finalised in 2025. The 2024 IFTR is dated 25/07/2025 and records show that it submitted to DPHI on the 04/08/2025. Table 1 of the IFTR includes commentary from the each of the requirements of Condition 2.2A and how have been addressed in the IFTR Observation: Under CoA 2.2A the Intermodal Freight Transportation Reports are required on a two yearly basis, with a IFTR due in 2024. The IFTR was commissioned in 2024 but the final report was completed in 2025. The IFTR was submitted to DPHI in July 2025. This observation is closed as the IFTR, although technically just outside the required reporting period, has been completed and submitted to DPHI.	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	<p>The report is to be submitted throughout operation of the project, with the first report to be submitted one year after the commencement of operation of the first warehouse/s permitted as part of the approval of MP 05_0147 MOD 14, unless otherwise agreed by the Planning Secretary. Subsequent reports will be completed and submitted to the Planning Secretary on a two-yearly basis, or as otherwise agreed.</p> <p>Note: Subject to condition 1.3B, the requirements of this condition are in addition to the requirements of the Traffic and Capacity Monitoring Program and the Traffic Audit required under conditions 3.6-3.9, and the Proponent may elect to address the requirements of any of those conditions in a consolidated document.</p>	<p>Post Approval MP05-0147-PA-38, 28/11/2024, submission of OTMP (v 5.2) to DPHI</p> <p>Post Approval MP05-0147-PA-42, 04/08/2025, submission of IFTR 2024 to DPHI</p> <p>Swift Operational Traffic management Plan (V.11, dated 28 November 2023)</p> <p>RTCG Meeting Minutes 05/12/2024, 09/04/2025, 14/08/2025</p> <p>Project website: https://www.nswports.com.au/enfield-road-transport-coordination-group-meeting-minutes</p> <p>Interview with Auditees and Site Inspection 28/11/2025</p> <p>Swift for truck booking system</p>		
2.2B	<p>A framework for recording and reporting on the data required for the report required under condition 2.2A is to be prepared by an independent qualified person(s) approved by the Planning Secretary and submitted to the Planning Secretary for approval three months prior to the commencement of operation of any warehouse permitted as part of the approval of MP 05_0147 MOD 14.</p> <p>The Proponent shall prepare the report required under condition 2.2A in accordance with the framework for recording and reporting approved by the Planning Secretary under this condition from time to time.</p>	Letter DPIE to NSW Ports, 10/09/19	This falls outside of the current audit period. The former DPE approved GHD to prepare the framework for the IFTR 5/03/2019. The IFTR framework was completed and approved on the 10 September 2019 by the Department. Letter with approval was made available to the auditor in previous audits.	Not Triggered
2.2C	The Proponent is to comply with any reasonable additional operation traffic management measures as directed by the Planning Secretary in consultation with TfNSW following review of any Intermodal Freight Transportation report, Traffic and Capacity Monitoring Program, or Traffic Audit.	Interview with Auditees 28/11/2025	NSW Ports have advised that there have been no directions from the Planning Secretary beyond that discussed under 2.2A reported during the audit period.	Not Triggered
On-Site Traffic Management and Parking				
2.3	<p>The Proponent shall design, construct and maintain all internal road works, including the associated 816 parking facilities and loading bays for operational areas associated with the ILC, warehouses and light industrial/commercial uses, to meet or exceed the following requirements:</p> <ol style="list-style-type: none"> compliance with the provisions of relevant Australian Standards, TfNSW standards and guidelines; installation of clear signage to demarcate all vehicle movements within the site; provision of directional pavement arrows on all internal roads, and line-marking and signage to indicate designated truck routes and bays; internal roadways wide enough to accommodate through traffic and turning two way traffic; design of site ingress and egress points to ensure that vehicles enter and leave the site in a forward direction; installation and maintenance of any landscaping on the site so as not to affect driver sight distance for vehicles entering and exiting the site; and clear demarcation of all visitors, disabled, ambulance and service vehicle parking areas. 	Site Inspection 28/11/2025	<p>The design and construction of this infrastructure falls outside of the current audit period. No new roads or parking facilities have been construction in the audit period. Speed bumps installed on Mainline Road.</p> <p>The parking, traffic and access arrangements remain unchanged from the previous audit period.</p> <p>The arrangements were observed to be well maintained with signage, markings, suitable widths of carriageway and lanes, suitable ingress and egress, landscaping, parking and so forth. Clear demarcations were available to visitors. No issues identified.</p>	Compliant
2.3A	The Proponent must prepare a Workplace Travel Plan to the satisfaction of the Planning Secretary prior to the issue of any Occupation Certificate for any warehouse permitted as part of the approval of MP 05_0147 MOD 14. The Proponent must ensure that the Work Place Travel Plan (as revised from time to time) is implemented for the life of the Project.	<p>Interview with Auditees 28/11/2025</p> <p>WolfPeak, Independent Audit Report Enfield Intermodal, February 2024, Rev.2, 21/02/2024</p> <p>Enfield ILC Workplace Travel Plan, 1 December 2022, version 2.0</p> <p>Overarching Operational Traffic Management Plan (V.5.2, dated 25 December 2024)</p>	<p>The Department approved the Workplace Travel Plan (WTP) on 28 September 2020.</p> <p>The WTP was revised (version 2, dated December 2022) and copies of the WTP have been provided to tenants for implementation. The tenants' OEMPs make reference to the NSW Ports' WTP. The revised Work Place Travel Plan (Dec 2022) was submitted to the Department with the revised Overarching Operational Traffic Management Plan (V.5.2, dated 25 December 2024). The Department approved the Overarching Operational Traffic Management Plan (rev 5.2) in correspondence dated 8/04/2025</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			<p>The Workplace Travel Plan has not been updated during the audit period.</p> <p>As per the previous IA Report it is noted that the feasibility of mode share (public transport and active transport) is constrained as these travel methods are underserved by the responsible parties (TfNSW, Council). During the audit, NSW Ports discussed with the auditor the limited public transport options available in the area to be used to reach businesses within the ILC.</p> <p>During the site inspection the auditor noted that there seems to be sufficient parking available for each warehouse and precinct. Bike parking spots were observed at warehouses' sites during the site inspection. The Auditor is not aware of any complaints regarding parking outside of the ILC.</p>	
Local Area Traffic Management				
2.4	<p>Prior to the commencement of operation of the project, the Proponent shall develop and implement, in consultation with the TfNSW, Strathfield Municipal Council and Canterbury Bankstown Council, the following measures to prevent the movement of heavy vehicles through residential areas of Greenacre to the west of the project, generally between Roberts Road, Boronia Road and the Hume Highway:</p> <ul style="list-style-type: none"> a) physical measures to discourage through-traffic across Roberts Road at the intersection of Norfolk Road, with the aim of preventing heavy vehicles leaving the project from directly accessing residential areas, and reducing the desirability of rat-running through those residential areas; b) closure of the median strip on the Hume Highway at Como Road, to prevent heavy vehicles turning right into residential areas on the way to the project; c) traffic calming measures on Rawson Road to reduce the desirability of heavy vehicles travelling along this route between the Hume Highway and the project; d) stop signs on Noble Avenue at the intersections of Chiswick Road and Northcote Road to reduce the desirability of vehicles rat-running in a north-south direction through residential areas; and e) imposition of load limits on Karuah Street and Valencia Street to prevent heavy vehicles lawfully using this route as a by-pass around Boronia Road. 	-	<p>This falls outside of the current audit period.</p> <p>Works completed in 2013 (refer to Annual Compliance Report 2025).</p>	Not Triggered
2.5	<p>Prior to the commencement of operation of the project, the Proponent shall consult with the State Transit Authority, and relevant bus operators, with the aim of relocating bus routes currently following Roberts Road. Should relocation of these bus routes be agreed between the parties, the Proponent shall install physical measures to prevent through-traffic across Roberts Road at the intersection of Norfolk Road. Any such road works shall be undertaken in consultation with, and to meet the requirements of, the TfNSW.</p> <p>Notwithstanding condition 2.4b) of this approval, should physical measures be implemented on Roberts Road at the intersection of Norfolk Road, the Proponent shall review the need for closure of the median strip on Hume Highway at Como Road in consultation with TfNSW, and if agreed by the TfNSW, no longer be required to implement those works.</p>	-	<p>This falls outside of the current audit period.</p> <p>Consultation and investigation completed in 2013 (refer to Annual Compliance Report 2025).</p>	Not Triggered
2.6	<p>The Proponent shall investigate, in consultation with Strathfield Municipal Council, opportunities to install 4-hour parking restrictions along the full length of Wentworth Avenue to discourage the parking of trailers on the approach to the site. Should such measures be found to be feasible and agreed by Council, the Proponent shall arrange to have parking restrictions in place prior to the commencement of operation of the project.</p>	-	<p>This falls outside of the current audit period.</p> <p>Consultation and investigation completed in 2014-2016 (refer to Annual Compliance Report 2025).</p>	Not Triggered
2.6A	<p>Before the commencement of construction of any warehouse sharing a boundary with public infrastructure and permitted as part of the approval of MP 05_0147 MOD 14, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the applicable authority to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure that shares a boundary with the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Council. 	Interview with Auditees and Site Inspection 28/11/2025	<p>The last development commenced construction prior to the current audit period.</p>	Not Triggered

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
2.6B	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage</p>	Interview with Auditees 28/11/2025	No construction occurred during the audit period. There have been no instances of damage or relocation of public infrastructure during the audit period.	Compliant
Regional Traffic Management				
2.7	<p>Prior to the commencement of operation of the project, the Proponent shall upgrade the intersection of Roberts Road and Norfolk Road, as agreed with the TfNSW and in accordance with relevant TfNSW standards. The upgrade works shall comprise:</p> <ul style="list-style-type: none"> a) upgrade of the intersection to accommodate 19-metre semi-trailer and 25-metre B-double swept paths in accordance with relevant TfNSW guidelines and AUSTRROADS standards; b) extension of the Roberts Road northbound right-turn bay to 150 metres; c) provision of a southbound slip lane into Norfolk Road; d) provision of a diamond phasing operation on Norfolk Road to ensure right-turn movements can be carried out in a controlled and safe environment; e) reconfiguration of Norfolk Road east to provide a right-turn bay, with the right turn bays in Norfolk Road facing each other; f) provision of three lanes for exiting traffic (including the right-turn bay) from Norfolk Road east by widening the intersection to the north; and g) median island works on Roberts Road to achieve the necessary turning path on entry and exit to and from Norfolk Road. 	-	This falls outside of the current audit period. Works completed in 2013 (refer to 2025 Compliance Tracking Report).	Not Triggered
2.8	<p>Prior to the commencement of operation of the project, the Proponent shall validate that the intersection of Norfolk Road and Wentworth Street, and the intersection of Cosgrove Road and the Hume Highway can accommodate 19-metre semi-trailer and 25-metre B-double swept paths in accordance with relevant TfNSW guidelines and AUSTRROADS standards. Where necessary, the Proponent shall arrange for the upgrade of these intersections to accommodate 19-metre semi-trailer and 25-metre Bdouble swept paths, in consultation with and to the satisfaction of the TfNSW. All upgrade works shall be completed prior to the commencement of operation of the project, unless otherwise agreed by the TfNSW.</p>	-	This falls outside of the current audit period. Completed in 2013 (refer to 2025 Compliance Tracking Report).	Not Triggered
2.9	<p>Prior to the commencement of operation of the project, the Proponent shall validate that the pavement of Wentworth Street and Norfolk Road, between Roberts Road and the access point for the site is of a standard suitable for 19-metre semi-trailer and 25-metre B-double vehicles. Where necessary, the Proponent shall arrange for the upgrade of the pavement of these roads to a standard suitable for 19-metre semitrailer and 25-metre B-double vehicles in consultation with and to the satisfaction of the TfNSW. All upgrade works shall be completed prior to the commencement of operation of the project, unless otherwise agreed by the TfNSW.</p>	-	This falls outside of the current audit period. Completed in 2010 (refer to 2025 Compliance Tracking Report).	Not Triggered
2.10	<p>The Proponent shall investigate, and where feasible implement, measures at the intersection of Norfolk Road and Roberts Road to give priority (increased "green time") to vehicles turning right from Norfolk Road into Roberts Road, in preference to vehicles turning left at that intersection. In considering options for such priority movements, the Proponent shall consult with the TfNSW, Strathfield Municipal Council and Canterbury Bankstown Council.</p>	-	This falls outside of the current audit period. Completed in 2010 (refer to 2025 Compliance Tracking Report).	Not Triggered
Rail and Road Infrastructure on RailCorp Land				
2.11	<p>Prior to the commencement of any works associated with the construction of connections to the existing freight rail network and the road bridge over the New Enfield Marshalling Yards, the Proponent shall consult with RailCorp to reach agreement on the detailed design and operational aspects of the rail and road infrastructure component of the project on RailCorp land. Design details shall include, but not be limited to:</p> <ul style="list-style-type: none"> a) the length of trains the rail facilities will be able to accept; b) track layouts; c) methods to be implemented to remove the remains of the former bridge abutment to allow for the rail connection; d) position and clearance of proposed rail tracks; e) position and clearance of the main railway line; 	-	This falls outside of the current audit period. Bridge works completed in 2011. Northern and southern rail connections completed in 2013. Refer to 2025 Compliance Tracking Report	Not Triggered

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	<p>f) works required to Wentworth Street to link with the new road bridge;</p> <p>g) position and clearance requirements of the marshalling yard tracks, internal access roads, turnouts and overhead structures in relation to the proposed road bridge; and</p> <p>h) measures to treat any safety issues associated with the proposed new connections or road bridge.</p> <p>All works associated with rail and road infrastructure on RailCorp land shall be undertaken in accordance with the agreement reached with RailCorp.</p>			
Coordination and Management of Transport Issues				
2.12	<p>The Proponent shall establish and maintain for the life of the project, unless otherwise agreed by the Planning Secretary, a Road Transport Coordination Group to oversee and coordinate the management of traffic and road issues associated with and affected by the project. The Group shall include representatives of the Proponent, the Department, the TfNSW, Strathfield Municipal Council and Canterbury Bankstown Council, and shall operate in accordance with terms of reference agreed by those parties at the first meeting(s) of the Group. The Proponent shall bear the full cost of administering the Group.</p>	<p>Interview with Auditees 28/11/2025</p> <p>RTCG Meeting Minutes 05/12/2024, 09/04/2025, 14/08/2025</p> <p>Project website: https://www.nswports.com.au/enfield-road-transport-coordination-group-meeting-minutes</p>	<p>The RTCG continued to meet during the audit period comprising representatives from NSW Ports, all tenants, Strathfield Municipal Council and DPE.</p> <p>Three RTCG meetings were held during the audit period. Meeting Minutes were sighted for the following meetings:</p> <ul style="list-style-type: none"> • No. 46 – 05 December 2024 • No. 47 – 09 April 2025 • No. 48 – 14 August 2025 <p>All meeting minutes were publicly available. Next meeting is due 05/12/2025.</p> <p>In email to NSW Ports dated 22/01/2024, TfNSW confirmed that it did not require to attend the RTCG meetings, and that if there were specific issues for TfNSW, NSW Ports should reach out directly for a response.</p> <p>As a result of the observation from the 2023 Audit, NSW Ports sent an invitation to Canterbury-Bankstown Council for the Enfield RTCG Meetings. However, no response was received regarding appropriate personnel and contact information to include on the invitation list for the meeting. Sighted comments on this matter in the meetings No. 44 and 45 in section 4.1.</p> <p>Canterbury Bankstown Council (CBC) reportedly advised NSW Ports that they would attend if there are issues relevant to them to discuss. CBC have been apologies in meetings minutes during the reporting period.</p>	Compliant
Noise Impacts				
2.13	<p>The Proponent shall minimise noise emissions from plant and equipment operated on the site by installing and maintaining, wherever practicable, efficient silencers, low noise mufflers (residential standard) and by replacing reversing alarms with alternative silent measures, such as flashing lights (subject to occupational health and safety requirements).</p>	<p>Interview with Auditees and Site Inspection 28/11/2025</p> <p>Protecht Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25</p> <p>Operational Noise Management Plan, Appendix G of the NSW Ports OEMP (Nov 23)</p> <p>Sound science online noise logging portal</p> <p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p>	<p>NSW Ports prepared an Operational Noise Management Plan (ONMP), Appendix G of the NSW Ports OEMP (Nov 23). The tenants are then responsible for developing their own ONMP for their operations. A range of noise measures are reported in the ONMP, including installing and maintaining efficient silencers, low-noise mufflers and replacing reversing alarms with alternative silent measures, such as flashing lights for nighttime operations. There are also restrictions for the use of any public address systems at night.</p> <p>NSW Ports advised that site equipment is fit with non-tonal reverse beepers. During the auditor site inspection, noise emissions from plant and equipment were observed not to be significant. It is also noted that noise walls have been construction in areas facing residential development.</p> <p>Protecht is the system used for recording events, complaints, inspections, actions, and risks. The Complaints Register from the Dashboard Summary for period 01/11/25 to 31/10/25 was sighted, with 2 x complaints related to noise: on 21/07/25 regarding increased noise at night including banging and mechanical bumping, and on 23/07/25 from the EPA regarding container handling noise. NSW Ports have investigated and responded to both complainants</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			<p>accordingly. Both complaints are listed as closed within the dashboard.</p> <p>NSW Ports and tenants have not revised their ONMPs during the audit period.</p> <p>The two noise monitors are in place: one at Cooke Park in Belfield (off site), and the other one on the roof of Warehouse C2 (on site) continue being used to monitor noise performance and investigate noise complaints. The noise loggers measure all major indicators and record noise. The Sound Science (online noise monitoring portal) was shown to the auditor and includes live monitoring data for different noise statistics (Lamax, Leq, LA90, LA10) and weather conditions (see photo in Appendix C).</p> <p>According to the Compliance Annual Report for 2025, another site noise monitor is tentatively planned for installation as part of the future development of Precinct A to monitor noise for compliance. This has not been completed in 2025 as Precinct A remained undeveloped.</p>	
Construction Noise				
2.14	The Proponent shall, as soon as practicable during site preparation, and prior to the commencement of construction of rail trackwork and hardstand for the intermodal terminal, empty container and warehousing components of the project, install earth mound noise barriers in the southeast of the site, as generally described in the documents referred to under condition 1.1 of this approval.	-	This requirement falls outside of the current audit period. No construction occurred during the audit period	Not Triggered
2.14A	In the event that the Proponent is required to construct a temporary noise wall using empty containers to mitigate noise from operations occurring in the southern portion of the site and prior to the construction of Warehouse A, the Proponent shall ensure that the temporary noise wall is installed during the hours prescribed in condition 2.15.	-	These works have not yet been required. This falls outside of the current audit period. Operations are yet to commence in the southern portion of the site.	Not Triggered
2.15	<p>The Proponent shall only undertake site preparation and construction activities associated with the project that would generate an audible noise at any residential premises during the following hours:</p> <ul style="list-style-type: none"> a) 7:00 am to 6:00 pm, Mondays to Fridays, inclusive; b) 8:00 am to 1:00 pm on Saturdays; and c) c) at no time on Sundays or public holidays. <p>This condition does not apply in the event of a direction from police or other relevant authority for safety reasons</p>	-	No construction activities during the audit period.	Not Triggered
2.16	<p>The hours of site preparation and construction activities specified under condition 2.15 of this approval may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction specified under condition 2.15 shall be:</p> <ul style="list-style-type: none"> a) considered on a case-by-case basis; b) accompanied by details of the nature and need for activities to be conducted during the varied construction hours; and c) accompanied by sufficient information for the Planning Secretary to reasonably determine that activities undertaken during the varied construction hours will not adversely impact on the acoustic amenity of receptors in the vicinity of the site. 	-	No construction activities during the audit period.	Not Triggered
Operation Noise				
2.17	<p>The Proponent shall design, construct, operate and maintain the project to ensure that the operational noise contributions from the project do not exceed the maximum allowable noise contributions specified in Table 3 below, at those locations and during those periods indicated. The maximum allowable noise contributions apply under:</p> <ul style="list-style-type: none"> a) wind speeds up to 3 ms⁻¹ (measured at 10 metres above ground level); or b) temperature inversion conditions up to 3oC per 100 metres and wind speeds up to 2 ms⁻¹ (measured at 10 metres above ground level). 	<p>Interview with Auditees and Site Inspection 28/11/2025</p> <p>Protecht –Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25</p> <p>Sound science online noise monitoring software</p>	<p>The two noise monitors one at Cooke Park in Belfield (off site), and the other one at Warehouse C2 (on site) continue being used to monitor noise performance and investigate noise complaints. The noise loggers measure all major indicators and record noise. The Sound Science (online noise monitoring portal) was shown to the auditor and includes live monitoring data for different noise statistics (Lamax, Leq, LA90, LA10) and weather conditions.</p> <p>The acoustic consultant strategically designed the location of the loggers to identify site noise and potential impacts on residents. The software allows, amongst other things, to listen recorded noise at any</p>	Compliant

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	<p>Table 3 – Maximum Allowable Noise Contribution (dBA)</p> <table border="1"> <thead> <tr> <th rowspan="3">Location</th> <th colspan="2">Day 7:00am to 6:00pm on any day</th> <th colspan="2">Evening 6:00pm to 10:00pm on any day</th> <th colspan="3">Night 10:00pm to 7:00am on any day</th> </tr> <tr> <th>L_{Aeq} (15-minute)</th> <th>L_{Aeq} (period)</th> <th>L_{Aeq} (15-minute)</th> <th>L_{Aeq} (period)</th> <th>L_{Aeq} (15-minute)</th> <th>L_{Aeq} (period)</th> <th>L_{A1} (1-minute)</th> </tr> </thead> <tbody> <tr> <td>A1 – Eastern end of Jean Street</td> <td>54</td> <td>54</td> <td>54</td> <td>49</td> <td>48</td> <td>42</td> <td>58</td> </tr> <tr> <td>A2 – Eastern end of Ivy Street</td> <td>53</td> <td>52</td> <td>52</td> <td>51</td> <td>47</td> <td>45</td> <td>57</td> </tr> <tr> <td>A3 – Wentworth Street (south)</td> <td>49</td> <td>52</td> <td>47</td> <td>53</td> <td>42</td> <td>38</td> <td>52</td> </tr> <tr> <td>A4 – Eastern end of Gregory Street</td> <td>49</td> <td>52</td> <td>47</td> <td>46</td> <td>45</td> <td>37</td> <td>55</td> </tr> <tr> <td>A5 – Western end of Blanche Street</td> <td>46</td> <td>58</td> <td>46</td> <td>50</td> <td>43</td> <td>43</td> <td>53</td> </tr> <tr> <td>A6 – 40 Bazentin Street</td> <td>46</td> <td>58</td> <td>45</td> <td>54</td> <td>41</td> <td>39</td> <td>51</td> </tr> <tr> <td>A11 – Begnell Park</td> <td>-</td> <td>50</td> <td>-</td> <td>50</td> <td>-</td> <td>50</td> <td>-</td> </tr> <tr> <td>A12 – Matthew Park*</td> <td>-</td> <td>50</td> <td>-</td> <td>50</td> <td>-</td> <td>50</td> <td>-</td> </tr> <tr> <td>A13 – Greenacre Bowling Club</td> <td>-</td> <td>55</td> <td>-</td> <td>55</td> <td>-</td> <td>55</td> <td>-</td> </tr> <tr> <td>A14 – Strathfield High School (internal)</td> <td>-</td> <td>35</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>A15 – St Anne’s School (internal)</td> <td>-</td> <td>35</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>*it is noted that the location Matthew Park no longer exists and has been developed for commercial retail use, and no other recreational areas are in the vicinity.</p>	Location	Day 7:00am to 6:00pm on any day		Evening 6:00pm to 10:00pm on any day		Night 10:00pm to 7:00am on any day			L _{Aeq} (15-minute)	L _{Aeq} (period)	L _{Aeq} (15-minute)	L _{Aeq} (period)	L _{Aeq} (15-minute)	L _{Aeq} (period)	L _{A1} (1-minute)	A1 – Eastern end of Jean Street	54	54	54	49	48	42	58	A2 – Eastern end of Ivy Street	53	52	52	51	47	45	57	A3 – Wentworth Street (south)	49	52	47	53	42	38	52	A4 – Eastern end of Gregory Street	49	52	47	46	45	37	55	A5 – Western end of Blanche Street	46	58	46	50	43	43	53	A6 – 40 Bazentin Street	46	58	45	54	41	39	51	A11 – Begnell Park	-	50	-	50	-	50	-	A12 – Matthew Park*	-	50	-	50	-	50	-	A13 – Greenacre Bowling Club	-	55	-	55	-	55	-	A14 – Strathfield High School (internal)	-	35	-	-	-	-	-	A15 – St Anne’s School (internal)	-	35	-	-	-	-	-	<p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p>	<p>time (like attended). A demonstration of noise during a period of time was shown to the auditor. Data observed was reportedly compliant with the levels in condition 2.17.</p> <p>According to the Compliance Annual Report for 2025, another site noise monitor is tentatively planned for installation as part of the future development of Precinct A to monitor noise for compliance.</p> <p>Protecht is the system used for recording events, complaints, inspections, actions, and risks. The Complaints Register from the Dashboard Summary for period 01/11/25 to 31/10/25 was sighted, with 2 x complaints related to noise: on 21/07/25 regarding increased noise at night including banging and mechanical bumping, and on 23/07/25 from the EPA regarding container handling noise. NSW Ports have investigated and responded to both complainants accordingly. Both complaints are listed as closed within the dashboard.</p>	
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A15 – St Anne’s School (internal)	-	35	-	-	-	-	-																																																																																																				
2.18	<p>For the purpose of assessment of noise contributions specified under condition 2.17 of this consent, noise from the development shall be:</p> <ol style="list-style-type: none"> measured at the most affected point on or within the site boundary at the most sensitive locations to determine compliance with L_{Aeq}(15-minute) and L_{Aeq}(period) noise limits; measured in the free field at least 3.5 metres from any vertical reflecting surface in line with the worst-affected dwelling façade to determine compliance with L_{A1}(1-minute) noise limits; and subject to the modification factors provided in Section 4 of the <i>New South Wales Industrial Noise Policy</i> (EPA, 2017), where applicable. <p>Notwithstanding, should direct measurement of noise from the development be impractical, the Proponent may employ an alternative noise assessment method deemed acceptable by the EPA (refer to Section 11 of the <i>Noise Policy for Industry New South Wales</i> (EPA, 2000)). Details of such an alternative noise assessment method accepted by the EPA shall be submitted to the Planning Secretary prior to the implementation of the assessment method.</p>	<p>Interview with Auditees 28/11/2025</p> <p>Sound science online noise monitoring software</p> <p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p>	<p>The two noise monitors one at Cooke Park in Belfield (off site), and the other one at Warehouse C2 (on site) continue being used to monitor noise performance and investigate noise complaints. The noise loggers measure all major indicators and record noise. The Sound Science (online noise monitoring portal) was shown to the auditor, includes live monitoring (24/7) and data for different noise statistics (L_{max}, L_{eq}, L_{A90}, L_{A10}) and weather conditions.</p> <p>According to the annual report for 2024, another site noise monitor is tentatively planned for installation as part of the future development of Precinct A to monitor noise for compliance. This has not yet been implemented at the time of the 2025 audit period.</p> <p>The acoustic consultant strategically designed the location of the loggers to identify site noise and potential impacts on residents. The software allows, amongst other things, to listen recorded noise at any time (like attended). A demonstration of noise during a period of time was shown to the auditor.</p> <p>CoA 3.3 provides the triggers for noise monitoring, which include the project throughput reaching 150,000 TEU which have not been reached yet. No specific CoA noise monitoring or audits have been required to be undertaken at Enfield during the audit period.</p>	Compliant																																																																																																							
2.19	<p>To avoid any doubt, the Proponent shall ensure that locomotives located on the site and associated with the operation of the project do not cause an exceedance of the noise limits specified under condition 2.17 of this approval. This shall include, where necessary, measures to mitigate and manage noise associated with locomotive idling and any shunting operations occurring on the site.</p>	<p>Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25</p> <p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p>	<p>The last noise audit was conducted in November 2017 by SLR in accordance with Condition 3.3 (upon reaching 50,000 TEU annual throughput). The audit report at that time concluded that compliance with the noise limits was being achieved. The next noise audit is due within 90 days of the project reaching 150,000 TEU. Container throughput for FY25 was reported to be 124,567 TEU.</p> <p>No noise complaints received associated with locomotives.</p>	Compliant																																																																																																							

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			Modification 12 was completed to manage shunting operations which reduced noise impacts from shunting. Management of noise is included in the LINX OEMP. Locomotive rollingstock classes are approved for use on rail network as per EPLs (e.g. EPL 21371 to Linx Rail Pty Ltd).	
2.19A	The Proponent shall implement noise mitigation measures generally in accordance with the measures identified in the document listed in condition 1.1j). In relation to the north-western noise wall, the Proponent shall implement as part of the design and construction of this wall, mitigation measures to minimise potential reflective noise on its western face.	-	This falls outside of the current audit period. North-western noise wall constructed in 2013.	Not Triggered
Air Quality Impacts				
2.20	The Proponent shall install, operate and maintain a meteorological monitoring station to monitor weather conditions representative of those on the site, in accordance with: a) AM-1 Guide to Siting of Sampling Units (AS 2922-1987); b) AM-2 Guide for Horizontal Measurement of Wind for Air Quality Applications (AS 2923-1987); and c) AM-4 On-Site Meteorological Monitoring Program Guidance for Regulatory Modelling Applications. The Proponent shall install the meteorological monitoring station prior to the commencement of site preparation or construction works and shall use the station to undertake the monitoring required under condition 3.1 of this approval, until all large exposed areas have either been landscaped or sealed. This condition does not preclude the Proponent from reaching agreement with any other relevant party for the installation, operation and maintenance of a shared monitoring station, provided the outcomes of this condition are achieved. During periods of repair or maintenance of the meteorological monitoring station, the Proponent may utilise weather data collected at the Canterbury Racecourse Automatic Weather Station, operated by the Bureau of Meteorology, or other nearby Bureau of Meteorology Stations in the event that the Canterbury station is offline.	-	This falls outside of the current audit period. The Project footprint is now largely sealed. The meteorological station was decommissioned in 2013 due to most of the site being sealed or landscaped. This condition may be reopened if future works on undeveloped precincts deem meteorological monitoring necessary.	Not Triggered
Odour				
2.21	The Proponent shall not permit any offensive odour, as defined under section 129 of the <i>Protection of the Environment Operations Act 1997</i> , to be emitted beyond the boundary of land owned by the Proponent (the site the subject of this approval).	Site Inspection 28/11/2025 Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25	No odour was observed during the site inspection. No odour related complaints were received during the audit period.	Compliant
2.22	The Proponent shall design, construct, commission, operate and maintain the project in a manner that minimises or prevents the emission of dust from the site including wind blown and traffic generated dust.	Site Inspection 28/11/2025 Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25 Swift OEMP, 22/11/2024 Rev. 4.3 Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports November 2023 Version 7 Internal email correspondence for NSW Ports dated 16/06/25 re: Swift Precinct D works (Ex Area G) JDS Concreting Construction Management Plan (CMP), Swift EILT Construction Management Plan 02/06/2025 Rev. 3 Swift Traffic Management Plan (TMP) for Yard 1 (Area G) Concrete Works, October 2025	2022 Independent Audit Finding: A non-compliance was raised in the 2022 audit against this condition. It was noted that the main yard at Swift was not being operated and maintained to minimize or prevent dust (refer to Table 2 of audit report). The 2022 non-compliance has been closed and a new finding raised on this issue as per assessment below. 2023 Independent Audit Status: Swift is currently progressing a long-term mitigation measure of implementing a hard-stand surface in the yard as discussed below. Until then, Swift manages this unsealed area (reported to have an area of about 3,500m ²) by restricting vehicle driving and using water carts on a need basis. Under the current arrangement, the area is used for trailer parking. Trucks enter the site on the sealed access road and use a different exit at the IMT, and do not need to drive through the unsealed area. Jersey Kerbs have been located between the unsealed area and the asphalted truck access to avoid trucks driving through the unsealed area (refer to Photos 12 and 13 in Appendix C). NSW Ports monitors the site through CCTC and site inspections. Swift has also progressed the long term of option of sealing this area. A quote from JDS Concreting dated 29/08/2023 and a scope from Earthscape Industries dated 1/09/2023 were sighted during the site	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			<p>visit. Swift advised that hydraulic modelling / assessment will be required as part of the long-term solution.</p> <p>Observation: The Swift OEMP provides limited information about dust management in the unsealed part of its Yard.</p> <p>Recommendation: Document a procedure in the OEMP (being reviewed at the time of this audit) to detail dust management at the Swift Yard (unsealed area) until a permanent solution is implemented. In the next annual audit, report on progress on the implementation of the OEMP's dust management procedure and the long-term mitigation measure of a hard stand surface. NSW Ports to monitor on a regular basis the ongoing implementation of temporary dust control measures at the Swift Main Yard until the permanent hard-stand surface solution is completed.</p> <p>2024 Independent Audit Status</p> <p>Revision 4.2 of the Swift OEMP includes Section 5.5.4 – Dust Management which details the current control measures for dust management being a Sweeper machine and Water cart to mitigate impacts on windy days. Enfield Security routinely monitors the Swift site via daily drive-by, and log dust events in Hazard Observations Register. NSW Ports Env Manager also routinely monitors via CCTV & advises Swift of dusts events. There were no recorded dust issues from the 486 observations during 2024.</p> <p>At the time of publication, the surface area on the site was mostly sealed tar surfaces except for Area 23 in Area G. It is noted by the Auditor that this remaining unsealed area was used only as trucks parking with dust management measures in place.</p> <p>Additionally, Swift utilises an internal sweeper to maintain the area as needed. For instance, in the event of a dust occurrence that requires the use of a water truck, Swift will arrange for the water truck, and such events will be documented accordingly. However, there have been no dust occurrences during the audit period that required a water truck. This outcome is anticipated, given that the unsealed area is currently being utilised for trailer parking, resulting in minimal vehicle movements that generate dust. This adjustment in site utilisation has been made possible since Swift assumed responsibility for the IMT from LINX.</p> <p>No dust complaints were received during the 2024 regarding the emission of dust from the site. NSW Ports continues to monitor Swift dust management through routine CCTV monitoring of the site and works with Swift to ensure watering by Swift on hot dry windy days.</p> <p>2025 Independent Audit Status</p> <p>No dust issues identified during the audit period. Routine daily visual monitoring undertaken by Enfield security.</p> <p>A maintenance activity involving the installation of concrete hardstand in a section of the Swift site used for storage / parking of trucks and trailers was underway at the time of the audit. This area, previously unpaved hardstand, was the subject of the non-compliance in 2022. The concrete hardstand works were completed in December 2025, which permanently addresses the dust risk identified by the 2022 Independent Audit's dust non-compliance. The auditee provided photos of final completion of the hardstand area post-audit (see photos during inspection and post-audit in Appendix C).</p>	

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			<p>Swift Traffic Management Plan (TMP) for Yard 1 (Area G) Concrete Works was sited.</p> <p>In an email between NSW Ports representatives dated 16/06/2025, NSW Ports Environmental Manager (EM) provided comments of how Swift CEMP outlines plans for compliance with relevant Conditions in regard to the proposed Precinct D pavement and asphalt works, including 2.22-2.27 for dust emissions.</p> <p>No complaints related to dust were recorded during the audit period.</p>	
2.23	The Proponent shall take all practicable measures to ensure that all vehicles entering or leaving the site, carrying a load that may generate dust, are covered at all times, except during loading and unloading. Any such vehicles shall be covered or enclosed in a manner that will prevent emissions of dust from the vehicle at all times, to the extent practicable.	<p>Interview with Auditees and Site Inspection 28/11/2025</p> <p>Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25</p>	<p>The great majority of trucks accessing the ILC carry sealed shipping containers. Some spoil removal was observed during the site inspection for the pre-concreting works in the Swift trucking operations yard. All trucks had covered loads when leaving site.</p> <p>No complaints related to dust were recorded during the audit period.</p>	Compliant
2.24	All activities on the site shall be undertaken with the objective of preventing visible emissions of dust beyond the boundary of the site. Should such visible dust emissions occur at any time, the Proponent shall identify and implement all practicable dust mitigation measures, including cessation of relevant works, as appropriate, such that emissions of visible dust cease.	<p>Site Inspection 28/11/2025</p> <p>Enfield ILC Operational Environmental Management Plan</p> <p>Enfield Intermodal Logistics Centre NSW Ports November 2023 Version 7</p> <p>Swift OEMP, 1/11/2023 Rev. 4.2</p> <p>Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25</p>	<p>Refer to condition 2.22. No dust issues identified during the audit period. Routine daily visual monitoring undertaken by Enfield security. Swift undertook maintenance at a part of its site to install hardstand during the audit period (as discussed in 2.22)</p> <p>Dust management is included in the OEMPs. The majority of the site is sealed or landscaped. Undeveloped land in Precincts A, B, E, G and were observed to be grassed / vegetated and only accessible to security and NSW Ports staff and their contractors/consultants.</p> <p>No visible dust emissions were observed during the audit site inspection.</p> <p>No complaints were received during the 2025 audit period regarding the emission of dust from the site. NSW Ports continues to monitor Swift dust management through routine CCTV monitoring of the site and works with Swift to ensure watering by Swift on hot dry windy days.</p>	Compliant
2.25	The Proponent shall manage, maintain and use internal haulage roads in order to prevent dust emissions. The measures to be implemented for the management of potential dust emissions from internal roads during construction shall be incorporated in the Construction Environmental Management Plan required under condition 6.3.	<p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>No construction occurred during the audit period.</p>	Not Triggered
2.26	The Proponent shall apply and enforce a 25 km/ h speed limit on the site during site preparation and construction works to minimise the potential for dust generation.	<p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>No construction occurred during the audit period.</p>	Not Triggered
2.27	The Proponent shall ensure that all vehicles and equipment directly associated with site preparation and construction works (as distinct from passenger vehicles) pass through a wheel wash prior to leaving the site.	<p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>No construction occurred during the audit period.</p>	Not Triggered
Water Quality and Hydrological Impacts				
2.28	Except as may be expressively provided under an Environment Protection Licence applicable to the project, the Proponent shall comply with section 120 of the <i>Protection of the Environment Operations Act 1997</i> which prohibits the pollution of waters.	<p>Interview with Auditees and Site Inspection 28/11/2025</p> <p>Enfield Event Register last entry 26 June 2025</p> <p>Enfield Hazard / Environment Observations Register October 2025</p>	<p>Three incidents were reported during the audit period, in relation to a break in, attempted theft, and electrical equipment failure. None of the recorded incidents were considered notifiable and none caused actual environmental harm. There has been no pollution of waters during the audit period.</p> <p>No water quality complaints or incidents have been raised during the reporting period</p>	Compliant
2.29	Soil and water management controls shall be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during site preparation and construction activities, in accordance with Landcom's <i>Managing Urban Stormwater: Soils and Construction</i> .	<p>Interview with Auditees and Site Inspection 28/11/2025</p>	<p>No site preparation or construction activities occurred during the reporting period.</p>	Not Triggered

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
2.30	All stockpiled construction materials shall be adequately located, stabilised and maintained to prevent erosion or dispersal of the materials.	Interview with Auditees and Site Inspection 28/11/2025	No construction occurred during the audit period. Refer to condition 2.44. During the audit inspection on 28/11/25, the stockpiles in Precinct A were observed stable, isolated and being maintained. The ACM material stockpiles were covered with vegetation grown over the stockpiles. The stockpiles are fenced off, and the area is closed to the public. An observation regarding this material was raised in previous audits, and remain open. NSW Ports will be seeking approvals to bury the waste, subject to Precinct A development requirements in accordance with LTEMP. Plans to bury stockpiles are subject to Precinct A development (refer to photos in Appendix C).	Compliant
2.31	The Proponent shall construct and maintain stormwater detention basins on the site, generally consistent with the basin sizes/ locations presented in the document referred to under conditions 1.1m) and 1.1n) of this approval. Opportunities to reuse stormwater from detention basins for ecological areas or for site operations shall be investigated during detailed design of the project, and where practicable, the Proponent shall utilise collected water preferentially to external potable water supplies for operational activities on the site, subject to testing to confirm the suitability of collected water quality.	Interview with Auditees and Site Inspection 28/11/2025 GW Environmental, Enfield Intermodal Logistics Centre - Environmental Report Basins for September 2024; January, March – September 2025 DM Plumbing, Turnout Drive Electrical Pits Cleaning Report, 24 March 2025	The site was designed and constructed to include the basins. The basins were constructed between 2013 and 2014. The ongoing maintenance is described in the LEAMP and delivered in maintenance contracts by GW Environmental. Monthly basin maintenance reports are prepared by GW Environmental and were sighted for January, March-September 2025 were sighted during the audit. Basins Reports confirmed that retention Basins appear to be functioning correctly. The report addressed stability and integrity; no scouring was observed in the basins. The report identified that where required the basins had been slashed and de-weeded. DM Plumbing Cleaning Report for electrical pits was sighted for 24/03/2025, which included photos of the cleaned pits. Holding tanks and pumps were installed near the frog ponds and observed during the site inspection.	Compliant
2.32	All quarantine and machinery wash down waters and amenities wastewater shall be directed to sewer (subject to Sydney Water Corporation approval), or to an appropriately licensed liquid waste disposal facility.	Interview with Auditees and Site Inspection 28/11/2025	The container wash area was inspected during the site inspection on 28/11/25. The water is collected for off site disposal. There is no TWA for the site.	Compliant
2.33	The Proponent shall design, install, maintain and operate rainwater tanks for the collection of water for domestic uses on the site. Collected rainwater shall be used preferentially to external potable water supplies.	Interview with Auditees and Site Inspection 28/11/2025 Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1	There have been no new developments at the site during the audit period. The 2025 Compliance Tracking Report indicates warehouse offices Precinct C, F and H have been designed to have a 20,000L tank each to service irrigation and flushing of toilets. No new warehouses built in the FY25.	Compliant
Heritage Impacts and Management				
2.34	Except for necessary stabilisation works agreed in consultation with the OEH (Heritage Division), the Proponent is not permitted to destroy, modify or otherwise physically affect the Tarpaulin Factory as part of this approval. Any proposal to destroy, modify, redevelop, relocate or otherwise physically affect the Tarpaulin Factory, except for agreed stabilisation works, shall be the subject of further assessment and approval in accordance with the <i>Environmental Planning and Assessment Act 1979</i> .	DA 2022/68 Notice of Determination dated 3 November 2022 for the Flower Power application Land Owners Consent, NSW Ports to Flower Power dated 14/04/23 Modification 15 Enfield Intermodal Terminal, NSW Gov, 22/11/2023 Interview with Auditees and Site Inspection 28/11/2025 Heritage Management Plan (HMP), Flower Power, October 2024 CAB Structural Assessment Report for the Tarpaulin Factory, dated 18/09/2025, Ref No: CAB-0915-SA1.1, Rev. 1 Internal email correspondence from NSW Ports re: updated Heritage Management Plan, dated 01/05/2025	The Tarpaulin Factory has been retained and protected in accordance with the planning approval. No works undertaken in the Tarpaulin Factory during the reporting period. The Tarpaulin Factory is leased, but the leasee Flower Power have not commenced any works. Heritage obligations to maintain the heritage items have been transferred to the Leasee. In Nov 2022, DA-2022/68 by Flower Power to Council was approved, involving adaptive reuse of the site, specifically "Alterations, additions, fit out and use of the former tarpaulin shed for the purposes of a garden centre with cafe and ancillary vegetable shop and pet store, and car parking containing a total of 389 car parking spaces". In 2023, Flower Power submitted MOD 15 to DPE to cover DA-2022/68, and it was determined on 22 November 2023. DA-2022/68 is referred to in conditions 1.2, 1.2A and 1.2B. DA 2022/68 NSW Ports advised that works at the Tarpaulin Factory have not commenced. This was confirmed during the audit site inspection. The Tarpaulin Factory site is fenced off and public access is not permitted.	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
		Internal email correspondence from NSW Ports re: Flower Power - Heritage and Maintenance, dated 24/07/25	A structural assessment of the tarpaulin factory was undertaken between 10/09/2025-16/09/2025, with a report issued 18/09/2025 outlining the structural integrity of the buildings, assessment of risk of failure, corrective actions, and recommended timings for rectification actions. It is understood that the tenant is proposing to terminate the lease on the Tarpaulin Factory, and that NSW Ports and the leasee are currently discussing heritage maintenance responsibilities and obligations.	
2.35	The Proponent shall relocate and maintain the Pillar Water Tank to an appropriate location within the site, determined in consultation with the OEH.	Interview with Auditees and Site Inspection 28/11/2025 NSW Ports' Section 170 Register under the Heritage Act 1977	Relocation and consultation fall outside of the current audit period. Repairs & reassembly of Pillar Water tank completed August 2013. The Pillar Water tank is maintained by NSW Ports which lists the item in its Section 170 Register under the Heritage Act 1977. The site was inspected during the audit site inspection.	Compliant
2.36	The Proponent shall undertake such works as may be necessary to stabilise the Pillar Water Tank as part of the relocation of that heritage item on the site. The Proponent shall consult with the OEH prior to undertaking any stabilisation works to ensure that the works do not adversely affect the heritage values of the item.	-	Relocation and consultation fall outside of the current audit period. Repairs & reassembly of Pillar Water tank completed August 2013.	Not Triggered
2.37	The Proponent shall relocate and maintain the Pedestrian Footbridge, if feasible, to an appropriate location within the site, determined in consultation with the OEH. Where the Pedestrian Footbridge cannot be feasibly relocated within the site, the Proponent shall arrange for the relocation of the Pedestrian Footbridge to an external heritage organisation, determined in consultation with the OEH.	-	This falls outside of the current audit period. The footbridge was relocated in Nov 2012 to the Dorrigo Steam Railway and Museum for reinstatement as part of the museum display.	Not Triggered
2.38	The Proponent is permitted to destroy the Yard Master's Office, the Administration Building, and the Wagon Repair Shed (and associated Gantry Crane). Prior to the destruction of these items, the Proponent shall engage an independent, qualified heritage expert to prepare an archival recording of these items in accordance with OEH guidelines. Destruction of these items shall not commence until the OEH has indicated its satisfaction with the archival recordings and the recordings have been lodged with the Strathfield Public Library, or other repository agreed by the Planning Secretary.	-	This falls outside of the current audit period. These structures were archivally recorded and demolished in accordance with the condition requirements in the early stages of the project. The 2025 Annual Compliance Report indicates that archival recording was lodged with Strathfield Public Library and that letter from the former DPE was received acknowledging the requirement of this condition have been fulfilled.	Not Triggered
Waste Generation and Management				
2.39	All waste materials removed from the site shall only be directed to a waste management facility lawfully permitted to accept the materials.	Interview with Auditees and Site Inspection 28/11/2025 Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1 Evoro Tax Invoice, Disposal of liquid waste, 23/08/2025 BINGO Industries Tax Invoices for collection of general waste on 14/11/2025	Waste management is addressed in NSW Ports' OEMP and tenants OEMPs. NSW Ports generates general office waste and maintenance material waste (GSW putrescible and non-putrescible). Both are pre-classified under the Waste Classification Guidelines. Waste contractors collect the waste and provide invoices with waste details. Invoices for waste collection provided during the audit. Evoro manages of Swift liquid waste removal. During the audit inspection, waste on site was observed generally well stored, segregated and marked except as otherwise discussed below. Records from Evoro removal of liquid waste were sighted Aug 25. Records from BINGO were also sighted for collection of general waste during the audit period. No waste complaints or incidents have been raised during the reporting period. Observation: Litter including plastics, empty containers, geofabric material and the like were observed next to 2,500 L diesel tank and generator servicing refrigerated containers (see photo in Appendix C). Recommendation: Improve site housekeeping including cleanup of waste and litter observed next to 2,500 L diesel tank and generator servicing refrigerated containers.	Compliant
2.40	The Proponent shall ensure that all liquid and/ or non-liquid waste generated, stored on the site or disposed of, is assessed and classified in accordance with the Waste Classification Guidelines (EPA, 2014).	Interview with Auditees 28/11/2025	Waste management is addressed in NSW Ports' OEMP and tenants OEMPs.	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
		Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1 Evoro Tax Invoice, Disposal of liquid waste, 23/08/2025	NSW Ports generates general office waste and maintenance material waste (GSW putrescible and non-putrescible). Both are pre-classified under the Waste Classification Guidelines. Waste contractors collect the waste and provide invoices with waste details. Invoices for waste collection provided during the audit. Evoro manages of Swift liquid waste removal. During the audit inspection, waste on site was observed generally well stored, segregated and marked except as otherwise discussed below. Records from Evoro removal of liquid waste were sighted Aug 25. Records from BINGO were also sighted for collection of general waste during the audit period. No waste complaints or incidents have been raised during the reporting period.	
2.41	The Proponent shall ensure that the transport of any hazardous and/ or industrial and/ or Group A waste from the site is conducted strictly in accordance with any requirements that may be specified by the EPA in relation to the transport of those wastes.	Interview with Auditees 28/11/2025	NSW Ports advised that hazardous and/ or industrial and/ or Group A waste was not generated and transported during the audit period. No waste complaints or incidents have been raised during the reporting period.	Not Triggered
2.42	The Proponent shall ensure that contaminated areas of the site that are disturbed by construction works associated with the project are remediated prior to the commencement of project operations at these areas. All remediation works shall be undertaken in accordance with the requirements of the <i>Contaminated Land Management Act 1997</i> and <i>Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites</i> (EPA, 2011).	Interview with Auditees 28/11/2025 https://www.nswports.com.au/enfield-intermodal-logistics-centre-environmental-management	No remediation works or disturbance of contaminated areas have occurred during the audit period. Site Audit Statements issued by the Site Auditor accredited under the Contaminated Land Management Act for remediation of land at the site in previous reporting periods are available in the NSW Ports' website. A total of 11 Site Audit Statements have been issued for remediated areas of the site.	Not Triggered
2.43	Prior to the commencement of construction works associated with the project that may disturb contaminated areas of the site, the Proponent shall submit to the Planning Secretary a Site Audit Statement(s), prepared by an accredited Site Auditor under the Contaminated Land Management Act 1997, verifying that the area of the site on which construction is to be undertaken has been or can be remediated to a standard consistent with the intended land use. A final Site Audit Statement(s), prepared by an accredited Site Auditor, certifying that the contaminated areas have been remediated to a standard consistent with the intended land use and including any associated long term environmental management plan (LTEMP) is to be submitted to the Planning Secretary prior to operation of the remediated site(s).	Interview with Auditees 28/11/2025 https://www.nswports.com.au/enfield-intermodal-logistics-centre-environmental-management	No construction, remediation works, or disturbance of contaminated areas have occurred during the audit period. Site Audit Statements issued by the Site Auditor accredited under the Contaminated Land Management Act for remediation of land at the site in previous reporting periods are available in the NSW Ports' website https://www.nswports.com.au/enfield-intermodal-logistics-centre-environmental-management .	Not Triggered
2.43A	Prior to commencement of works approved under DA2022/68 for alterations, additions, fitout and use of the former Tarpaulin Factory Building for the purpose of a garden centre with café and ancillary vegetable shop and pet store, a final Site Audit Statement for the Tarpaulin Factory Site must be prepared by an accredited Site Auditor certifying that the contaminated areas have been suitably remediated. The Site Audit Statement and a plan showing the extent of remediation are to be submitted to the Planning Secretary and Strathfield Council prior to the commencement of construction approved under DA2022/68.	DA 2022/68, Strathfield Council Interview with Auditees 28/11/2025	Refer to Condition 2.34. The works approved under DA2022/68, or remediation works associated with the Tarpaulin Factory site have not commenced.	Not Triggered
2.43B	Within one month of remediation of the Tarpaulin Factory Site, a long-term contamination management plan is to be submitted to the Planning Secretary for approval. The plan is to be implemented for the duration of operation of the development approved under DA 2022/68.	DA 2022/68, Strathfield Council Interview with Auditees 28/11/2025	Refer to Condition 2.34. The works approved under DA2022/68, or remediation works associated with the Tarpaulin Factory site have not commenced.	Not Triggered
2.43C	Prior to commencement of operation of the development permitted as part of the approval of MP 05_0147 MOD 14, a Validation Report is to be prepared by an Environmental Consultant, and a final Site Audit Statement for the warehousing precincts must be prepared by a NSW EPA accredited site auditor stating that the contaminated areas have been remediated to a standard suitable for the proposed use. The Validation Report and the Site Audit Statement are to be submitted to the Planning Secretary and Strathfield Council. A plan showing the extent of remediation in the warehousing precinct is also to be provided to the Planning Secretary.	Interview with Auditees 28/11/2025 https://www.nswports.com.au/enfield-intermodal-logistics-centre-environmental-management	MOD 14 relates to warehousing and commercial precincts within the Enfield ILC. This requirement falls outside of the current audit period. No remediation occurred during the audit period. All Site Audit Statements issued for the site during previous reporting periods are available in the NSW Ports' website.	Not Triggered
2.44	The Proponent shall manage any asbestos or asbestos-contaminated materials that may be uncovered during the construction, commissioning and operation of the project strictly in accordance with the requirements under Protection of the Environment Operations (Waste) Regulation 2014 and any guidelines or requirements issued by the EPA in relation to those materials.	Interview with Auditees and Site Inspection 28/11/2025 Asbestos Management Plan (AMP) for NSW Ports Long Term	2022 Independent Audit Finding An Observation was raised in the 2022 audit regarding Excavated Natural Material (ENM) stockpiled in the Precinct A, Asbestos Containing Material (ACM) CM stockpile area. It was noted that the	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
		Environmental Management Plans (LTEMPS), V1.0, July 2025	<p>status of the ENM classification was questionable and should not be reused until re-classification is complete.</p> <p>2025 Independent Audit</p> <p>During the audit site inspection, the ACM stockpiles were observed stabilised, fenced off and with adequate signage (see photo in Appendix C). NSW Ports have prepared an Asbestos Management Plan (July 2025) which documents the location and management of the stockpiles. NSW Ports advised that plans to bury stockpiles are subject to Precinct A development. This observation remains open until the stockpiles have been buried and a Site Audit Statement for Precinct A or alternative burial location has been prepared in accordance with Coa 2.43.</p> <p>The auditee noted that there were no unexpected contamination finds or requirements otherwise to manage asbestos during the audit period.</p>	
Visual Amenity and Urban Design				
2.45	The Proponent shall ensure that all structures on the site are designed, constructed and maintained to maximise, where practicable, the use of natural ventilation and natural lighting, and to minimise energy consumption associated with heating, cooling and lighting.	Site inspection and interviews on 28/11/2025	No construction works occurred during the audit period. Warehouses were observed to include clear panels and louvres for lighting and ventilation.	Compliant
2.46	The Proponent shall ensure that all external lighting installed as part of the project is mounted, screened, and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting shall be the minimum level of illumination necessary and be in general accordance with the latest version of AS 4282 – 1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Site Inspection 28/11/2025 Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25	Lighting sighted during the site inspection was directed down internal to the site (refer to Photos in Appendix C). No complaints received during the audit period concerning light.	Compliant
2.47	Prior to the commencement of construction of each warehouse associated with the project (refer to condition 1.6 of this approval), the Proponent shall submit, for the approval of the Planning Secretary, details of the external façade for the warehouse, including demonstration of the façade(s) on an external finishing board. The finishing board shall clearly show the materials to be used for the building façade including details of external treatments of the warehouse (such as painting, and other external features aimed at reducing the bulk of the building and to improve the general appearance of the project). The finishing board shall demonstrate that the external treatments of the warehouse are non-reflective and of sufficient design quality to minimise the visual affects of the project, as far as is reasonable and feasible.	Site Inspection 28/11/2025	No construction undertaken or commenced during the audit period.	Not Triggered
Ecological Impacts				
2.48	<p>The Proponent shall implement all of the relevant actions for the site recommended in the <i>Management Plan for the Green and Golden Bell Frog Key Population at Greenacre</i> (DECC, May 2007), being:</p> <ul style="list-style-type: none"> d) creation of overwintering habitat as part of the two-hectare improved foraging habitat at the southern end of the site; e) provision of linkages to the former RailCorp ponds; and f) restrictions on the use of herbicides in known frog habitat and attainment of water quality standards for water discharged from the site. <p>These actions shall be incorporated within both the Construction Environmental Management Plan (refer to condition 6.2) and the Operation Environmental Management Plan (refer to condition 6.4) as relevant, including provisions for monitoring the outcomes of these actions and periodically reporting outcomes to EHG at a frequency agreed with EHG</p>	<p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports November 2023 Version 7</p> <p>Enfield ILC Landscape and Ecological Area Management Plan (LEAMP) Enfield Intermodal Logistics Centre NSW Ports August 2020 Version 3</p> <p>Enfield ILC Green and Golden Bell Frog Management Plan (GGBFMP), NSW Ports, Rev 6 February 2023</p> <p>Frog Survey and Assessment of Frog Habitat, ILC Site, Enfield, Dec 2023</p> <p>GW Environmental, Enfield ILC LEAMP Conditions Reports – Jan, Mar-Aug 2025</p>	<p>NSW Ports OEMP, LEAMP and GGBFMP address the requirements of 2.48a-c.</p> <p>The Frog Habitat Creation area (FHCA) includes 3 ponds, a range of diurnal shelters, over winter habitat, large foraging space and a frog movement corridor which aims to connect to the Sydney Trains Marshalling Yard. The FHCA was constructed early in the project delivery phase and is maintained and monitored by NSW Ports and its consultants/contractors</p> <p>GW Environmental maintains the FHCA and prepares monthly reports (reports prepared for the audit period sighted) with details of maintenance activities during the month (e.g. water levels in pond maintained, drainage as required, inspection of valves and other infrastructure, slashing vegetation, etc).</p> <p>GW Environmental prepares monthly reports for the LEAMP conditions, with Jan, Mar through to Aug 2025 being sighted and indicating that habitat structures remain intact and are continuously maintained to avoid kikuyu overgrowing the structures.</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
		<p>GW Environmental, Enfield ILC, GGBF Ponds Reports – Mar, Jun 2025</p> <p>Site Inspection 28/11/2025</p> <p>Correspondence between NSW Ports and DCCEEW from 11/11/24 – 17/12/2024 re. assigned a responsible DCCEEW officer, and scheduled a site inspection for 5/2/2025</p>	<p>The ecological area is in place and largely remains unchanged from previous audit periods. The area was suitably secured and signposted during the site inspection. The audit inspection also showed that the area is well maintained.</p> <p>The FHCA is surveyed on an annual basis initially (previous audit periods) by Dr Arthur White, and during the audit period by Dr Anthony Waddle, a GGBF expert from Macquarie University who conducted the annual frog survey on the 20 January 2025. As reported in the 2025 Annual Compliance Report, one GGBF was identified during the Jan 2025 survey so a follow up survey was recommended and conducted on the 7 March 2025. No GGBF were identified in the March 25 survey. Project records indicate the frog survey reports were submitted to DCCEEW representatives (Nick Corksih and Enhua Lee) on the 14/05/25</p> <p>Project records also indicate that DCCEEW representatives (Nick Corksih and Enhua Lee) visited the site on the 5 February 2025. Subsequently, NSW Ports sent an email to Nick Corkish and Enhua Lee on the 5 March 2025 with the Annual Frog Survey Report and proposing annual reporting updates to DCCEEW. Project records shown indicated that on the 10 March the message was read by DCEEWW, but a response has not been provided by DCEEWW. The auditor considered that the observation raised in IA6 regarding reporting requirements to DCCEEW can be closed as the Applicant contacted DCCEEW biodiversity personnel, and proposed an annual reporting frequency.</p>	
2.48A	<p>The Proponent shall implement the mitigation measures identified in Section 7.1 of the <i>ILC at Enfield Impact Assessment on Green and Golden Bell Frogs: Addition of Fill Material to Mt Enfield</i> (Biosphere Environmental Consultants Pty Ltd, 2011), supplementary letter of advice dated 10 January 2018 (Biosphere Consultants Pty Ltd, 2011), and the following:</p> <ul style="list-style-type: none"> a) the installation of an exclusion fence to help prevent frogs from entering the construction site; b) the installation of silt fences and silt trapping devices prior to any earthworks, and the use of dust suppression methods throughout construction, to prevent wind-blown dust from entering the frog habitat area c) the establishment of run-off barriers between the construction areas and the frog habitat area, to prevent accidental spills and/or stormwater waste from entering the frog habitat area; d) the installation of visual screens to minimise light spill into the frog habitat area, from night construction works; e) the demarcation of the frog habitat area as a “no go” area, using barrier bunting and signs that indicate the significance of the area and that the site is off limits to people, machinery and plant equipment; f) the installation of an exclusion fence to help prevent frogs from entering the operational areas; g) the installation of diversion bunds to ensure hazardous liquids can never enter the frog habitat area; and h) the installation of visual screens to minimise light spill into the frog habitat area, from trucks and plant equipment operating throughout the night. <p>These actions shall be incorporated within the Construction Environmental Management Plan (condition 6.2 of this approval) and the Operation Environment Management Plan (condition 6.4 of this approval), as relevant.</p>	<p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports November 2023 Version 7</p> <p>Enfield ILC Landscape and Ecological Area Management Plan (LEAMP) Enfield Intermodal Logistics Centre NSW Ports August 2020 Version 3</p> <p>Enfield ILC Green and Golden Bell Frog Management Plan (GGBFMP), NSW Ports, Rev 6 February 2023</p> <p>Frog Survey and Assessment of Frog Habitat, ILC Site, Enfield, Dec 2023</p> <p>GW Environmental, Enfield ILC LEAMP Conditions Reports – Jan, Mar-Aug 2025</p> <p>GW Environmental, Enfield ILC, GGBF Ponds Reports – Mar, Jun 2025</p> <p>Site Inspection 28/11/2025</p>	<p>This condition relates to the protection of the frog habitat during the Mt Enfield works (involving addition of fill material to Mt Enfield) which were completed in previous audit periods.</p> <p>These controls, as applicable to site operations, have been incorporated into the OEMP, LEAMP and GGBFMP.</p> <p>As indicated, Items a, b, c, d and g relate to construction which was completed prior to the audit period.</p> <p>GW Environmental prepares monthly reports for the LEAMP conditions, with Jan, Mar through to Aug 2025 being sighted and indicating that habitat structures remain intact and are continuously maintained to avoid kikuyu overgrowing the structures.</p> <p>GW Environmental undertakes inspections of the GGBF ponds and prepares subsequent reports to record compliance against relevant requirements. Reports for Mar and Jun 2025 were sighted, indicating habitats are intact and sufficiently maintained.</p> <p>Fencing, locked gates and signage were observed to be in place during the site inspection (see photos in Appendix C). Water levels to ponds are maintained as indicated in the sited GW Environment reports. The site topography and plant screening minimise light spill into the habitat area</p>	Compliant
Hazards, Risk and Land Use Safety				
2.49	All demolition work shall be carried out in accordance with <i>AS 2601-2001 The Demolition of Structures</i> .	<p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p> <p>Interview with Auditees and Site Inspection 28/11/2025</p>	No demolition occurred during the audit period.	Not Triggered

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
2.50	The Proponent shall store and handle all dangerous goods (not being unopened, containerised goods), as defined by the Australian Dangerous Goods Code, strictly in accordance with: <ul style="list-style-type: none"> a) all relevant Australian Standards; b) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and c) the DECC's Environment Protection Manual Technical Bulletin <i>Bundling and Spill Management</i>. d) In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.505 	Site Inspection 28/11/2025 Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre (NSW Ports) November 2023 Version 7 Swift OEMP, 22/11/2024 Rev. 4.3 Evoro Tax Invoice, Disposal of liquid waste, 23/08/2025 SWIFT Inspection records for 6/9/2024 and 19/12/2024 Pre-Start / Work Report from EnviroChoice Industries, 4/12/2023	The storage of dangerous goods and liquids appeared to be compliant with the Standards. Chemicals at the Swift warehouse were observed bunded (see photos in Appendix C). The 30,000L aboveground Fuel Storage Tank at the IMT is a doubled-skinned, self-bunded unit on sealed hardstand. Observation: Evidence of fuel leakage was observed during the site inspection. Swift personnel stated the fuel pump has a slow leak and a replacement is ordered, with spill absorbent granules applied as temporary measure to contain spills until replacement pump is received (see photos in Appendix C). Recommendation: clean up spill material as soon as practicable and correct any failure in the pump located next to the 20,000 L fuel tank. The refuelling area includes a below-ground spill containment pit adjacent to tank for vehicles to park over while refuelling, which appeared to be sufficiently maintained. The 2,500L diesel tank at the IMT to service the refrigerated containers is also self-bunded (see photos in Appendix C).	Compliant
2.51	The Proponent shall investigate, in consultation with relevant emergency services, whether additional measures are required along Cosgrove Road, including parking restrictions, to ensure clear and safe access to the site in the event of an emergency.	Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1	This falls outside of the audit period. Consultation with emergency services was undertaken in 2013. No changes since the last audit.	Not Triggered
2.51A	Prior to commencement of spoil transportation and spoil disposal associated with Mt Enfield requiring the crossing of the Ethylene pipeline, the Proponent shall in consultation with Qenos Pty Ltd, determine truck crossing points of the pipeline and any required works to protect the pipeline.	Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1	This falls outside of the audit period. Works associated with Mt Enfield were undertaken in 2013.	Not Triggered
Community Infrastructure and Enhancements				
2.52	Prior to the commencement of operation of the project, the Proponent shall develop in consultation with Strathfield Municipal Council and Canterbury Bankstown Council, a Community Enhancement Program to fund (or provide in kind) community infrastructure and services in and around the project, with a specific focus on provision of such infrastructure and services for communities in Greenacre and South Strathfield. The Proponent shall contribute \$1 million to the Program (in 2007 terms), with agreed works to be completed within two years of the commencement of construction of the project, unless otherwise agreed by the parties. Unless otherwise agreed by the Planning Secretary, funding for enhancement works shall be apportioned at the rate of 30% for works within the Strathfield local government area, and 70% for works within the Bankstown local government area. In the event that any aspect of the Program cannot be agreed between the parties, the matter may be referred to the Planning Secretary for resolution. The Planning Secretary's resolution of any disagreement shall be final and binding on all parties.	Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1	This falls outside of the audit period. Funding was provided by the former Sydney Ports Corporation and community enhancement works undertaken in 2013.	Not Triggered
3. ENVIRONMENTAL MONITORING AND AUDITING				
Meteorological Monitoring				
3.1	From the commencement of site preparation and construction works associated with the project, the Proponent shall continuously monitor, utilising the meteorological monitoring station referred to under condition 2.20 of this approval, each of the parameters listed in Table 4, utilising the sampling method indicated and applying a 15-minute average period to all results, and recording data in units specified in the Table.	-	This falls outside of the audit period. No construction occurred during the audit period. Condition 2.20 requires the operation of the weather station only until the site is predominantly sealed. The site is currently predominantly sealed and landscaped. Refer to Condition 2.20.	Not Triggered

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status																								
	<p>Table 4 – Meteorological Monitoring</p> <table border="1"> <thead> <tr> <th>Parameter</th> <th>Units of Measure</th> <th>Sampling Method*</th> <th>Method</th> </tr> </thead> <tbody> <tr> <td>Temperature at two metres</td> <td>°C</td> <td>AM-4</td> <td>USEPA (2000) EPA 454/ R-99-005</td> </tr> <tr> <td>Temperature at ten metres</td> <td>°C</td> <td>AM-4</td> <td>USEPA (2000) EPA 454/ R-99-005</td> </tr> <tr> <td>Wind speed at ten metres</td> <td>ms⁻¹</td> <td>AM-2 and AM-4</td> <td>AS 2923-1987; USEPA (2000) EPA 454/R-99-005</td> </tr> <tr> <td>Wind direction at ten metres</td> <td>°</td> <td>AM-2 and AM-4</td> <td>AS 2923-1987; USEPA (2000) EPA 454/R-99-005</td> </tr> <tr> <td>Solar radiation</td> <td>Wm⁻²</td> <td>AM-4</td> <td>USEPA (2000) EPA 454/ R-99-005</td> </tr> </tbody> </table> <p>*refer Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA, 2005)</p> <p>During periods of repair or maintenance of the meteorological monitoring station, the Proponent may utilise weather data collected at the Canterbury Racecourse Automatic Weather Station, operated by the Bureau of Meteorology, or other nearby Bureau of Meteorology Stations in the event that the Canterbury station is offline.</p>	Parameter	Units of Measure	Sampling Method*	Method	Temperature at two metres	°C	AM-4	USEPA (2000) EPA 454/ R-99-005	Temperature at ten metres	°C	AM-4	USEPA (2000) EPA 454/ R-99-005	Wind speed at ten metres	ms ⁻¹	AM-2 and AM-4	AS 2923-1987; USEPA (2000) EPA 454/R-99-005	Wind direction at ten metres	°	AM-2 and AM-4	AS 2923-1987; USEPA (2000) EPA 454/R-99-005	Solar radiation	Wm ⁻²	AM-4	USEPA (2000) EPA 454/ R-99-005			
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Construction Dust Monitoring																												
3.2	<p>The Proponent shall, from the commencement of soil disturbing works on the site until all large exposed areas have either been landscaped or sealed, continuously monitor ambient dust concentrations (PM10) at two of the most-affected residential receptor(s) to the site (with monitoring undertaken either on the boundary of the site or within the affected residential areas) employing the sampling and analysis methods specified under AM-18 or AS3580.9.8 or as otherwise agreed by the Planning Secretary.</p> <p>Results of dust monitoring shall be recorded in mgm-3 and shall be utilised for the purpose of site preparation and construction dust management under condition 6.3(e) of this approval.</p>	-	This falls outside of the audit period. Construction largely completed prior to audit period. No construction occurred during the audit period.	Not Triggered																								
Noise Auditing																												
3.3	<p>Within 90 days of the project reaching annual throughput of 50,000 TEU, 150,000 TEU and 250,000 TEU, and within commencement of operations in Empty Container Storage Area A, or at such other time as may be directed or agreed by the Planning Secretary, and during a period in which the project is operating under normal operating conditions, the Proponent shall undertake a program to confirm the noise emission performance of the project. The program shall include, but not necessarily be limited to:</p> <ol style="list-style-type: none"> noise monitoring, consistent with the guidelines provided in the <i>New South Wales Industrial Noise Policy</i> (EPA, 2000), to assess compliance with condition 2.17 of this consent; methodologies, locations and frequencies for noise monitoring; identification of monitoring sites at which pre- and post-project development noise levels can be ascertained; details of any complaints received in relation to noise generated by the project; an assessment of night-time use of audible alarm systems; an assessment of the effectiveness of stacked empty containers as acoustic barriers in Empty Container Storage Area A; details of any noise mitigation measures and timetables for implementation; a statement of whether the site is in compliance with the noise limits outlined in condition 2.17; and recommendations and timetables for implementation for any reasonable and feasible additional measures necessary to ensure compliance with the relevant noise-related conditions of this approval. 	Enfield Logistics Centre, Noise Audit Report dated 9 Nov 2017 Report No. 610.16722-R04 from SLR Global Environmental Solutions	<p>The annual throughput of 50,000 was addressed in 2016/17 and falls outside of the audit period.</p> <p>The next noise audit will be required when the project reaches annual throughput of 150,000 TEU. Container throughput for the FY25 was reported to be 124,567 TEU.</p>	Not Triggered																								
3.4	<p>Within 28 days of conducting the noise monitoring referred to under condition 3.3 of this approval, the Proponent shall provide the Planning Secretary with a copy of the report. If the noise monitoring report identifies any non-compliance with the noise limits specified under this approval, the Proponent shall detail what additional measures would be implemented to ensure compliance, clearly indicating who would implement these measures, when these measures would be implemented, and how the effectiveness of these measures would be measured and reported to the Planning Secretary.</p>	Enfield Logistics Centre, Noise Audit Report dated 9 Nov 2017 Report No. 610.16722-R04 from SLR Global Environmental Solutions	Refer to Condition 3.3. This was addressed in 2016/17 and falls outside of the audit period. The next noise audit will be required when the project reaches annual throughput of 150,000 TEU. Container throughput for the FY25 was reported to be 124,567 TEU.	Not Triggered																								
3.5	<p>Following consideration of the outcomes of the noise audits referred to under conditions 3.3 and 3.4 of this approval, the Planning Secretary may require the Proponent to implement additional noise mitigation, monitoring or management measures to address noise associated with the project. The Planning Secretary may require any or all of the measures proposed by the Proponent in the noise audit report, or other measures considered appropriate by the Planning Secretary (including on-site and off-site acoustic treatments, noise bunding, noise</p>	Enfield Logistics Centre, Noise Audit Report dated 9 Nov 2017 Report No. 610.16722-R04 from SLR Global Environmental Solutions	CoA 3.3 and 3.4 were addressed in 2016/17. NSW Ports advised that there have been no other requirements from the Planning Secretary during the audit period.	Not Triggered																								

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	walls or noise attenuation works for plant and equipment) to be implemented. The Proponent shall implement the measures required by the Planning Secretary y within such period as the Planning Secretary may specify.	Enfield ILC Compliance Tracking Report 2023, NSW Ports, November 2023, V1		
Traffic Monitoring and Auditing				
3.6	<p>The Proponent shall develop and implement a Traffic and Capacity Monitoring Program to monitor the throughput and traffic generation of the project. The Program shall include, but not necessarily be limited to:</p> <ol style="list-style-type: none"> provisions for monitoring the throughput of the project; provisions for representative monitoring the traffic generation of the project, with reference to traffic generation as a function of project throughput, type of road transport employed, hours of traffic movements and intended road traffic destinations; provisions for periodic monitoring of traffic movements generated by the project in the surrounding road network, with a particular focus on the residential areas of Greenacre to the west of the project, generally between Roberts Road, Boronia Road and the Hume Highway, and principal road transport routes to and from the site; and a framework for recording and reporting the outcomes of the Program and a system for considering data generated through the Program. 	<p>Overarching Operational Traffic Management Plan – Enfield Intermodal Logistics Centre NSW Ports 25 November 2024 & 20 December 2024 Version 5.2</p> <p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre (NSW Ports) November 2023 Version 7</p> <p>Letter from DPHI to NSW Ports re. updated OTMP 9/12/2024</p> <p>Enfield Intermodal Traffic Survey FINAL REPORT NSW Ports, 11/09/20 Rev.3 from Aurecon.</p> <p>Enfield Traffic Management racking Tool (Nov 2024)</p> <p>TfNSW Enfield Automatic Number Plate Recognition (ANPR) spreadsheets with traffic counts from 27/01/24-29/01/25, 01/05/2025-04/05/2025, 18/06/2025-24/06/2025</p> <p>Swift Data Sample FY24 from 30/7/24 to 30/9/24</p> <p>DPHI Letter to NSW Ports dated 08/04/2025, Ref: MP05_0147-PA-38, re. Overarching Operational Traffic Management Plan (rev 5.2, November 2024)</p> <p>Ason Group Truck Route Survey Assessment Report, 29/10/2025, Ref: P977A - DRAFT</p>	<p>As part of the Enfield ILC OEMP, NSW Ports developed an Operational Traffic Management Plan (OTMP) (refer to Condition 6.4). The Traffic and Capacity Monitoring Program (TCMP) was included in the OTMP.</p> <p>The 2023 Independent Audit (IA) identified a non-compliance against Condition 3.6 regarding the implementation of the traffic monitoring program described in the previous version of the approved OTMP/TCMP. It was noted that the traffic monitoring program implemented by NSW Ports was inconsistent with the TCMP which forms part of the approved Operational Traffic Management Plan. Whilst traffic data was collected along Cosgrove Road and Mainline Drive, the methods used did not match the methods in the TCMP (for details refer to the 2023 IA report).</p> <p>The OTMP was updated during Nov 2024 & December 2024 (latter in response to Department requested edits), version 5.2 and a letter was received from the Department approving the OTMP, which included the TCMP, on 08/04/25. The updates to the TMP related to the TCMP and reflected the adopted monitoring program which uses TfNSW's Automated Number Plate Recognition (ANPR) and NSW Port's Enfield Traffic Management Tracking model. The revision reflected IT improvements in traffic monitoring using CCTV and software, which is reportedly more accurate and detailed than the manual monitoring required in the previous version of the TCMP.</p> <p>Regarding the non-compliance reported in the 2023 IA for the Traffic Monitoring Program implemented by NSW Ports being inconsistent with the Traffic and Capacity Monitoring Program (TCMP) which forms part of the approved OTMP - The Department approved the Overarching Traffic Management Plan in correspondence dated 08/04/25 as indicated above, noting that the updates were limited to the Traffic and Capacity Monitoring Program (required by Condition 3.6), reflect the Project's use of Transport for NSW's Automated Number Plate Recognition (ANPR) and NSW Ports' Enfield Traffic Management Tracking model, therefore satisfying this action from the 2023 IA, and contain the information required by the conditions of approval. The non-compliance has been now closed in this audit report.</p> <p>The TCMP is incorporated in Section 14 of the NSW Ports Enfield OTMP which sets out the monitoring program. Further detail of primary requirements of the TCMP include the following:</p> <ul style="list-style-type: none"> TEU throughput data to be recorded by IMT Operator and supplied to NSW Ports quarterly (Swift spreadsheet) Quarterly tracking of TEU throughput by NSW Ports to check compliance against 150,000 TEU and 250,000 TEU triggers Truck and container movements to be tracked by NSW Ports and recorded quarterly (Swift spreadsheet and Automated Number Plate Recognition (ANPR)) Intermodal Freight Transportation Report (IFTR) prepared by NSW Ports every two years as alternative to item above Road Safety Audit to be undertaken by NSW Ports when ILC throughput reaches 150,000 TEU and 250,000 TEU 	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			<ul style="list-style-type: none"> Truck Route Survey to be undertaken by IMT Operator and warehouse tenants in 2025, and then when 12-month rolling average TEU throughput reaches 150,000 trigger, and then each additional 50,000 TEU after that. <p>The Truck Route Surveys address Condition 3.6c). NSW Ports commissioned ASON Group to undertake a traffic volume survey in September 2025. NSW Ports, in collaboration with its tenants, undertook truck route surveys at the same time and the traffic volume survey as per the OTMP.</p> <p>RTCG discussed in Meeting No. 46 on 05/12/2024 the non-compliance raised in the 2023 IA in relation to NSW Ports Traffic Capacity Monitoring Program. The meeting minutes state that as a result, NSW Ports are committing to the implementation of additional CCTV and are now receiving traffic data directly from TfNSW.</p> <p>A draft Truck Route Survey Assessment Report dated 29/10/2025 was sighted during the audit in accordance with Condition 3.6, with primary findings as follows:</p> <ul style="list-style-type: none"> Trucks are not using accessing or egressing the Enfield ILC using routes through the sensitive Greenacre residential area to the west of the ILC. There should be an opportunity to reduce truck traffic by encouraging both the intermodal facility itself and surrounding warehouses to make better use of the rail line connecting Enfield ILC to Port Botany for freight movements. The survey form should be updated to include details about whether trucks are carrying freight on the inbound and/or outbound trip. The truck route survey data can be cross-referenced with the operational traffic generation survey data; however, to fully address condition 3.6, monitoring of, and data collected for, freight throughput is required. <p>ANPR spreadsheets with traffic counts were sighted during the audit, with data from 27/01/24-29/01/25, 01/05/2025-04/05/2025, 18/06/2025-24/06/2025.</p>	
3.7	<p>Within 90 days of the project reaching annual throughput of 50,000 TEU, 150,000 TEU and 250,000 TEU, or as may be directed or agreed by the Planning Secretary, and during a period in which the project is operating under normal operating conditions, a Traffic Audit of the project shall be undertaken by an independent qualified person(s) approved by the Planning Secretary. The Audit shall include, but not necessarily be limited to:</p> <ol style="list-style-type: none"> assessment of the traffic performance of the project against the predictions made in the documents referred to under condition 1.1 of this approval; consideration of the results of the Traffic and Capacity Monitoring Program required under condition 3.6 of this approval; consideration of the effectiveness of the traffic management measures implemented by the Proponent and the measures required under this approval; consideration of traffic-related issues raised by the TfNSW, Canterbury Bankstown Council and Strathfield Municipal Council; consideration of the traffic-related complaints recorded in accordance with condition 5.3 of this approval; <p>findings and recommendations with respect to the traffic performance of the project and any additional ensures that may be required to manage traffic associated with the project.</p>	-	<p>The requirement for a Traffic Audit at 50,000 TEU was triggered in 2017, outside the audit period.</p> <p>As discussed in Condition 1.5, the ILC has not triggered the 150,000 TEU annual throughput yet.</p>	Not Triggered

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
3.8	Within 28 days of conducting the traffic auditing referred to under condition 3.7 of this approval, the Proponent shall provide the Planning Secretary with a copy of the audit report. If the audit report identifies any non-compliance with the traffic predictions, principal heavy vehicle routes or local area traffic management measure outlined in the documents referred to under condition 1.1, or specified under this approval, the Proponent shall detail what additional measures would be implemented to ensure compliance, clearly indicating who would implement these measures, when these measures would be implemented, and how the effectiveness of these measures would be measured and reported to the Planning Secretary.	-	This requirement falls outside of the audit period, refer to Condition 3.7.	Not Triggered
3.9	Following consideration of the outcomes of the traffic audits referred to under conditions 3.7 and 3.8 of this approval, the Planning Secretary may require the Proponent to implement additional traffic mitigation, monitoring or management measures to address traffic associated with the project. The Planning Secretary may require any or all of the measures proposed by the Proponent in the traffic audit report, or other measures considered appropriate by the Planning Secretary (including additional local area traffic management measures or on-site traffic management controls) to be implemented. The Proponent shall implement the measures required by the Planning Secretary within such period as the Planning Secretary may specify.	-	NSW Ports have advised that it has not received requirements from the Planning Secretary under this condition during the audit period.	Not Triggered
4. COMPLIANCE MONITORING AND TRACKING				
Compliance Tracking Program				
4.1	The Proponent shall develop and implement a Compliance Tracking Program to track compliance with the requirements of this approval. The Program shall include, but not necessarily limited to: <ul style="list-style-type: none"> a) provisions for periodic review of the compliance status of the project against the requirements of this approval; b) provisions for periodic reporting of compliance status to the Planning Secretary; c) a program for independent environmental auditing at least annually, or as otherwise agreed by the Planning Secretary, in accordance with <i>ISO 19011:2002 - Guidelines for Quality and/ or Environmental Management Systems Auditing</i>; and d) mechanisms for rectifying any non-compliance identified during environmental auditing or review of compliance. 	<p>Enfield Intermodal Logistics Centre Compliance Tracking Program – November 2017 - posted in NSW Ports' website: https://www.nswports.com.au/enfield-intermodal-logistics-centre-compliance-tracking-program</p> <p>Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1</p> <p>DPHI Post Approval Form (MP05_0174-PA-37) submission of Compliance Tracking Report 2024. 27/11/24</p> <p>Gomaps Warehouse F2 Annual Environmental Compliance Checklist 19 June 2025</p>	<p>NSW Ports has prepared the Enfield ILC Compliance Tracking Program –November 2017 which is posted in NSW Ports' website and addresses 4.1a-d.</p> <p>Annual compliance tracking reports are prepared and submitted to the Department following completion of the report (some of the compliance tracking reports are available in the Major Projects portal). During the audit period, NSW Ports prepared the Enfield ILC Compliance Tracking Annual Report 2025, NSW Ports, Nov 2025, Version 1, with the report to be submitted to DPHI.</p> <p>Independent Audit Reports are undertaken annually, and all audit reports are posted in the project website https://www.nswports.com.au/enfield-intermodal-logistics-centre-compliance-tracking-program</p> <p>Tenants prepare and submit to NSW Ports annual environmental compliance checklists / reports. Gomaps Warehouse F2 checklist sighted.</p>	Compliant
5. COMMUNITY INFORMATION, CONSULTATION AND INVOLVEMENT				
5.1	Subject to confidentiality, the Proponent shall make all documents required under this approval available for public inspection on request.	https://www.nswports.com.au/enfield-intermodal-logistics-centre https://www.nswports.com.au/community	The Enfield ILC website is comprehensive in publishing documents required under the CoA. NSW Ports reported that any other documents not published are considered confidential.	Compliant
Complaints and Enquiries Procedure				
5.2	Prior to the commencement of construction of the project, the Proponent shall ensure that the following are available for community complaints and enquiries for the life of the project (including construction and operation): <ul style="list-style-type: none"> a) a telephone number on which complaints and enquiries about construction and operational activities at the site may be registered; b) a postal address to which written complaints and enquires may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted. <p>The telephone number, the postal address and the email address shall be displayed on a sign near the entrance to the site, in a position that is clearly visible to the public, and which clearly indicates the purposes of the sign. This information is also to be provided on the Proponent's website.</p>	https://www.nswports.com.au/contact	<p>No construction activities occurred during the reporting period.</p> <p>The website includes a phone number – 1300 922 524</p> <p>Two postal addresses included on the website for Port Botany and Port Kembla.</p> <p>The website contains an email address – enquiries@nswports.com.au</p> <p>A sign is located at the Cosgrove Road entrance with the contact details.</p>	Compliant
5.3	The Proponent shall record details of all complaints received through the means listed under condition 5.2 of this approval in an up-to-date Complaints Register. The Register shall record, but not necessarily be limited to: <ul style="list-style-type: none"> a) the date and time, where relevant, of the complaint; 	Enfield Complaints Register, Dashboard Summary for period 01/11/24 to 31/10/25	The NSW Ports complaints register for the audit period was sighted. The complaints management system can capture each of the requirements in a) – g).	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	<ul style="list-style-type: none"> b) the means by which the complaint was made (telephone, mail or email); c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect; d) the nature of the complaint; e) record of operational and meteorological condition contributing to the complaint; f) any action(s) taken by the Proponent in relation to the complaint, including any follow-up contact with the complainant; and g) if no action was taken by the Proponent in relation to the complaint, the reason(s) why no action was taken. <p>The Complaints Register shall be made available for inspection by the Planning Secretary upon request.</p>		<p>Three complaints were logged in the complaints register during the audit period. Two complaints were related to noise and one related to an excavator working in a suspected frog habitat area. All complaints have closed out accordingly following the investigation and action. The Auditor considers the management of complaints to be adequate.</p>	
Provision of Electronic Information				
5.4	<p>The Proponent shall establish and maintain a new website, or dedicated pages within its existing website for the provision of electronic information associated with the project. The Proponent shall publish and maintain up-to-date information on this website or dedicated pages including, but not necessarily limited to:</p> <ul style="list-style-type: none"> a) a copy of the documents referred to under condition 1.1 of this approval, and any documentation supporting modifications to this approval that may be granted from time to time; b) a copy of this approval and each relevant environmental approval, licence or permit required and obtained in relation to the project; c) a copy of each strategy, plan, program and audit required under this approval; and d) the outcomes of compliance tracking in accordance with condition 4.1 of this approval. 	<p>https://www.nswports.com.au/enfield-intermodal-logistics-centre https://www.nswports.com.au/enfield-intermodal-logistics-centre-approval-documentation https://www.nswports.com.au/enfield-intermodal-logistics-centre-operational-environmental-management-plans https://www.nswports.com.au/enfield-intermodal-logistics-centre-compliance-tracking-program</p>	<p>The Enfield ILC website is comprehensive in publishing documents required under the CoA. The website contains the required information. All documentation related to Modification-15 (Mod-15) have been uploaded to the project website. Environmental Management Plans are uploaded in the website. The Compliance Tracking Program (CTP) and the Independent Audits undertaken under the CTP are uploaded in the website.</p>	Compliant
6. ENVIRONMENTAL MANAGEMENT				
Environmental Representative				
6.1	<p>Prior to the commencement of operation of the project, the Proponent shall nominate a suitably qualified and experienced Environmental Representative(s) for the approval of the Planning Secretary. The Proponent shall employ the Environmental Representative(s) on a full-time basis, or as otherwise agreed by the Planning Secretary, during the operation of the project. The Environmental Representative shall be:</p> <ul style="list-style-type: none"> a) the primary contact point in relation to the environmental performance of the project; b) responsible for all management plans and monitoring programs required under this approval; c) responsible for considering and advising on matters specified in the conditions of this approval, and all other licences and approvals related to the environmental performance and impacts of the project; d) responsible for receiving and responding to complaints in accordance with condition 5.2 and 5.3 of this approval; and e) given the authority and independence to require reasonable steps be taken to avoid or minimise unintended or adverse environmental impacts, and failing the effectiveness of such steps, to direct that relevant actions be ceased immediately should an adverse impact on the environment be likely to occur. <p>The Proponent shall notify the Planning Secretary of any changes to that appointment that may occur from time to time.</p>	<p>Letter – NSW Ports to DPIE, Enfield Intermodal Logistics Centre (ILC) Nomination of Environmental Representative Role for NSW Ports, 11/03/21 Letter – DPIE to NSW Ports, Enfield Intermodal Terminal Environmental Representative, 13/04/21</p>	<p>A letter from the Department to NSW Ports dated 13 April 2021 approved the appointment of a new Environmental Representative as 'Environment Manager'. The Environmental Representative is also the Environment Manager for NSW Ports. The same Environmental Representative approved by the Department on the 13/04/2021 remained on this position during the audit period.</p>	Compliant
Construction Environmental Management Plan				

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
6.2	<p>Prior to the commencement of site preparation works or construction of the project, the Proponent shall prepare and submit for the approval of the Planning Secretary a Construction Environmental Management Plan to detail an environmental management framework, practices and procedures to be followed during site preparation and construction of the project. The Plan shall be prepared in accordance with <i>Guideline for the Preparation of Environmental Management Plans</i> (DIPNR 2004) and shall include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> a) a framework consistent with that presented in Chapter 21 of the document referred to under condition 1.1b) of this approval; f) a description of all activities to be undertaken on site during site establishment and construction of the project including an indication of stages of construction, where relevant; g) statutory and other obligations that the Proponent is required to fulfil during site establishment and construction, including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; h) specific consideration of measures to address any requirements of the EPA during site establishment and construction; i) a description of the roles and responsibilities for all relevant employees involved in the site establishment or construction of the project. j) details of how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts. In particular, the following environmental performance issues shall be addressed in the Plan: <ul style="list-style-type: none"> i. measures to monitor and manage dust emissions; ii. measures to monitor and minimise soil erosion and the discharge of sediment and other pollutants to lands and/ or waters during construction activities; and iii. measures to monitor and control noise emissions during construction works; k) a description of the roles and responsibilities for all relevant employees involved in site preparation and construction of the project and a program for how these employees will be trained in responsibilities identified in the plan; l) complaints handling procedures to be applied during operation of the project (conditions 5.2 and condition 5.3 of this approval); m) the issue-specific management plans listed under condition 6.3 of this approval. <p>The Construction Environmental Plan shall be made available for inspection by the public upon request following its approval by the Planning Secretary.</p>	<p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4 https://www.nswports.com.au/sites/default/files/Enfield%20ILC%20NSW%20Ports%20Overarching%20CEMP%20v4%20May%202020_0.pdf</p>	<p>No construction activities occurred during the audit period. CEMP - May 2020, Revision 4 - approved by the Department on 8 July 2020. The CEMP is publicly available on the project website.</p>	Not Triggered
6.2A	<p>Prior to the commencement of construction under MP05_00147 Mod 15, the Proponent must update the CEMP required under condition 6.2 and submit the updated CEMP to the Planning Secretary for approval.</p>		<p>No construction activities occurred during the audit period. Tarpaulin Factory works associated with MOD 15 have not yet commenced.</p>	Not Triggered
6.3	<p>As part of the Construction Environmental Management Plan for the project, required under condition 6.2 of this approval, the Proponent shall prepare and implement the following Management Plans:</p> <ul style="list-style-type: none"> a) a Construction Noise Management Plan to outline construction noise mitigation, monitoring and management measures to be implemented to include, but not necessarily be limited to: <ul style="list-style-type: none"> iv. details of construction activities and a schedule for construction works; v. identification of construction activities that have the potential to generate noise and/ or vibration impacts on surrounding land uses, particularly residential areas; vi. where the relevant construction noise goals contained in the Noise Management Guideline – Construction Noise (formerly published as Chapter 171 of the Environmental Noise Control Manual) are predicted to be exceeded at sensitive receivers, provision for the application of all practicable and reasonable noise mitigation measures to seek to achieve the relevant construction noise goals; vii. procedures for notifying residents of construction activities that are likely to effect their noise and vibration amenity, as well as procedures for dealing with and responding to noise complaints; and viii. a description of how the effectiveness of these actions and measures would be monitored during the proposed works, clearly indicating how often this monitoring would be conducted, how the results of this monitoring would be recorded; and, if any non-compliance is detected. 	<p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4</p>	<p>No construction activities occurred during the audit period. CEMP section 3.3.3 Construction Noise Management Plan</p>	Not triggered

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	<p>b) Construction traffic measures including:</p> <ul style="list-style-type: none"> i. a Construction Traffic Management Protocol to detail how heavy vehicle movements associated with the project will be managed during construction. The Protocol shall specifically address the movement of oversize loads to and from the site, the management of construction traffic, restrictions to the hours of heavy vehicle movements to avoid road use conflicts, and the transport of construction waste materials; and ii. a Driver's Code of Conduct which details traffic management measures to be implemented during construction to: <ul style="list-style-type: none"> o minimise impacts of the project on the local and regional road network, o minimise conflicts with other road users, o ensure truck drivers use specific routes and access points, including no left turn access from Cosgrove Road, and o minimise traffic noise, particularly during night times hours; 	<p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4</p>	<p>No construction activities occurred during the audit period. CEMP section 3.3.1 Construction Traffic Management Protocol</p>	
	<p>c) a Heritage Interpretation Plan and Strategy to detail how heritage items to be retain on-site will be protected during site preparation and construction, and how relocated heritage items will be protected and maintained during those works. The Plan shall include a strategy for the on-going management and interpretation of heritage items and values on the site, and shall be prepared in accordance with OEH (Heritage Division) guidelines;</p>	<p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4 A Heritage Interpretation Plan and Strategy (HIPS) (March 2008) and Strategy Addendum (September 2010) https://www.nswports.com.au/enfield-intermodal-logistics-centre-construction-environmental-management-plans</p>	<p>CEMP section 3.3.4. The HIPS remains unchanged from that approved prior to the audit period. The HIPS and HIPS addendum are available in the Project website</p>	
	<p>d) a Landscape and Ecological Area Management Plan to detail how the site will be landscaped and maintained. The Plan shall be generally consistent with the Landscape Masterplan presented in the document referred to under condition 1.1b) of this approval and shall include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> i. provision for the use of locally-endemic native species for landscaping the site; ii. consideration of landscaping locations and densities to maximise visual screening of the project from residential receptors and public open space; iii. measures to maximise the retention of locally-endemic native species existing on the site, and removal of weeds and non-indigenous vegetation; and iv. measures for the enhancement, revegetation and on-going management of the Ecological Area on the site, including measures to provide suitable habitat for <i>Litoria Aurea</i>; 	<p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4 Enfield ILC Landscape and Ecological Area Management Plan Enfield Intermodal Logistics Centre NSW Ports August 2020 Version 3 Site Inspection 28/11/2025</p>	<p>The LEAMP was revised in 2020, and a document was submitted with a new drawing package to DPIE for approval Although this document was prepared under the CEMP for the construction phase, it is relevant to operations and is currently implemented as discussed elsewhere in the report. The LEAMP is attached in the Operational Environmental Management Plan. Observation: NSW Ports is trialling the use of goats for weed removal on Mt Enfield which was observed during the site inspection (see photo in Appendix C). It was advised that hand removal or other methods requiring human access are not feasible due to steep slopes and health and safety considerations. However, the use of goats for weed removal is not identified in the LEAMP. Recommendation: Monitor weed removal by the use of goats, and if successful, amend the LEAMP to reflect current methods.</p>	
	<p>e) a Construction Dust Management Protocol to detail how dust impacts will be mitigated, monitored and managed during construction of the project. The Plan shall include procedures for the identification of situations in which site preparation or construction works may contribute to an ambient PM10 concentration (24-hour) of greater than 50 mgm-3 at any off-site residential receptor, with details of measures to be implemented (including alteration or cessation of works, as may be relevant) to prevent or minimise exceedance of this criterion, in so far as the exceedance may relate to activities associated with the project.</p>	<p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4</p>	<p>CEMP section 3.3.2 Construction Dust Management Protocol</p>	
	<p>f) A Mt Enfield Stabilisation Management Plan to detail how the batters of Mt Enfield and associated drainage will be managed during construction and until such time as it is stabilised with vegetation. The plan shall include but not be limited to:</p> <ul style="list-style-type: none"> (a) measures to prevent soil erosion and the discharge of sedimentation to lands or waters, including to the Green and Golden Bell Frog Habitat Creation Area and Cox's Creek; (b) identification of where runoff from Mt Enfield is to be directed to, indicating ponding and flow paths to ensure runoff volume and increased flow velocity has been provided for, with the objective of not exceeding current rates; 	<p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4</p>	<p>CEMP section 3.3.6 Mount Enfield Stabilisation Management Plan Although this document was prepared under the CEMP for the construction phase, it is relevant to operations and is currently implemented as discussed elsewhere in the report.</p>	

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	<p>(c) measures to mitigate potential dust impacts on sensitive receivers including the Green and Golden Bell Frog Habitat Creation Area and surrounding residences; and</p> <p>(d) measures for the enhancement, revegetation and on-going landscape management of the Mt Enfield site, undertaken in consultation with Strathfield Municipal Council and Canterbury Bankstown Council, and the local community.</p> <p>The ongoing management of drainage structures and landscaping associated with Mt Enfield shall be incorporated into the Operation Environmental Management Plan required under condition 6.4 of this approval.</p> <p>Tarpaulin Factory Area Earthworks Environmental Management Plan which shall include but not be limited to:</p> <ul style="list-style-type: none"> (i) the measures contained in the letter – Green and Golden Bell Frog Conservation Measures Tarpaulin Shed Site Enfield, prepared by Biosphere Environmental Consultants, 27 November 2016; (ii) measures to minimise dust emissions in accordance with conditions 2.22 to 2.27 including measures to mitigate potential dust impacts on Green and Golden Bell Frog habitat; (iii) an air quality monitoring program for asbestos during earthworks that disturb contaminated material; (iv) measures to address groundwater inflow during excavation of the Mt Enfield eastern flank and the burrow pit for the placement of unsuitable material. The measures must include dewatering of groundwater and disposal of potentially contaminated groundwater at EPA licensed sites; (v) measures to minimise soil erosion in accordance with condition 2.29 and to ensure only clean surface water flows are discharged to the frog ponds; (vi) management of stockpiles in accordance with condition 2.30; (vii) management of waste and remediation of the Tarpaulin Factory Site in accordance with conditions 2.39 to 2.42, 2.44 and the Remedial Action Plan (RAP)127 Cosgrove Road, South Strathfield, NSW, Flower Power Group, prepared by Geosyntec Consultants dated 21 December 2021; (viii) measures to verify that imported material is consistent with that specified in the RAP; (ix) landscaping of disturbed areas in accordance with the Landscape and Ecological Area Management Plan under condition 6.3(d); (x) protection of heritage items including the relocated Pillar Water Tank; and (xi) unexpected finds protocol. <p>A copy of the approved Tarpaulin Factory Area Earthworks Environmental Management Plan is to be provided to Strathfield Council.</p> <p>h) a Fill Importation Protocol (FIP) outlining the requirements of the imported fill, including the source and type, and containing the requirement to place and compact imported material as fill immediately upon arrival to the site. The FIP is to include the requirement that only virgin excavated natural material/ excavated natural material can be imported from off-site. All bulk earthworks should be undertaken in accordance with the approved FIP.</p> <p>The Construction Environmental Management Plan required under this condition and Condition 6.2 shall be updated (where necessary) to reflect any changes arising from modifications to this approval.</p>	<p>Site Inspection 28/11/2025</p> <p>Enfield ILC Overarching Construction Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports May 2020 Version 4</p>	<p>Not applicable – relevant to Tarpaulin Factory works which are yet to commenced.</p> <p>The site has not been disturbed by NSW Ports during the audit period.</p> <p>CEMP section 3.3.6 Mount Enfield Stabilisation Management Plan CEMP Appendix G – Fill Importation Protocol</p>	
Operation Environmental Management Plan				
6.4	<p>Prior to the commencement of operation of the project, the Proponent shall prepare and submit for the approval of the Planning Secretary an Operation Environmental Management Plan (OEMP) to detail an environmental management framework, practices and procedures to be followed during the operation of the project. The Plan shall be consistent with the Department's <i>Guideline for the Preparation of Environmental Management Plans</i> (DIPNR 2004), and shall include, but not necessarily be limited to:</p> <p>a) a framework consistent with that presented in Chapter 21 of the document referred to under condition 1.1b) of this approval;</p>	<p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports November 2023 Version 7</p> <p>Letter – DPIE to NSW Ports, Approval of updated Overarching Operational Environmental Management Plan, as required under condition 6.4, 01/02/21</p> <p>Swift OEMP, 22/11/2024 Rev. 4.3</p> <p>Site inspection and interviews on 28/11/2025</p> <p>GW Environmental, Enfield ILC LEAMP Conditions Reports – Jan, Mar-Aug 2025</p>	<p>The Department approved the NSW Ports' OEMP (July 2020, version 6) on the 1/2/2021. NSW Ports updated the OEMP to version 7 in November 2023 to provide for administrative updates and changes of tenant OEMP requirements. The latest version of the OEMP (2023) is available in the project website https://www.nswports.com.au/sites/default/files/Enfield%20ILC%20NSW%20Ports%20OEMP%20v7%20Nov%202023_0.pdf</p> <p>NSW Ports were undertaking a review of the document during the audit period to update to version 8. The Draft OEMP, V8 was sighted; mitigation measures remain basically unchanged from the last version, with primary updates relating to tenant heritage management responsibilities of the Pillar Water Tank and the Tarpaulin Shed, management controls and responsibilities for the frog habitat areas, and relevant legislative requirements. NSW Ports implements its OEMP and monitors the implementation of the tenants OEMP.</p> <p>Tenants have their OEMP under the NSW Ports' OEMP framework. The Swift OEMP, Rev. 4.3, was reviewed in November 2024, which</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
		<p>GW Environmental, Enfield Intermodal Logistics Centre - Environmental Report Basins for September 2024; January, March – September 2025</p> <p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports October 2025 Version 8 DRAFT</p> <p>OEMP for W Cosmetics, NSW Ports, 08/2025, V1.0 DRAFT</p> <p>OEMP for Godden Food Group, NSW Ports, 12/2025, V1.0 DRAFT</p> <p>Swift Site Induction</p> <p>Swift Environmental Site Quarterly Checklists for 27/06/25, 26/09/25.</p> <p>NSW Ports Tenant Site Inspection Records for GoMaps and ShinMi (Australia) Pty Ltd, 21/11/2025</p> <p>Annual Environmental Compliance Checklist for: GoMaps (19/06/25), Mapei Operations (16/07/25)</p>	<p>was sighted as the most recent version to date of the audit. Updates to this revision were minor, limited to updating references to environmental inspection frequency from monthly to quarterly.</p> <p>During the audit period, Sydney Food Packaging replaced Harris Farm in Warehouse H2 and W. Cosmetics replaced Marinucci in Warehouse H3. The Draft OEMP for new tenants W. Cosmetics (in Warehouse H3, see photos in Appendix C) was sighted post-site inspection. Auditee noted this has been supplied to the tenant for confirmation of activities. The auditee noted that Sydney Food Packaging has recently sub-let site to a new tenant, Godden Food Group (Warehouse H2). A draft OEMP was sighted post-site inspection, which auditee noted is still being prepared and will be provided to new tenant upon completion.</p> <p>An observation has been made under Condition 6.6 regarding the draft OEMPs.</p> <p>The ER reportedly undertakes site inspections to check general site conditions and meet tenants as required. The inspections are not documented unless a finding needs to be actioned. Street sweeper is used regularly for the roads. Security 24/7 monitor illegal dumping and other illegal activities (including environmental, access etc). The site has CCTV cameras (7) managed by NSW Ports, showing the site roads and key parts of the site. Tenants issue annual compliance reports/checklist. Tenants undertake their own inspections under their respective OEMPs.</p> <p>NSW Ports maintains a Section 170 Register under the Heritage Act 1977. Two items on site are listed in the register, the Pilar Water Tank and the Tarpaulin Factory. No new additions to the register occurred during the audit period.</p> <p>NSW Ports' contractors and consultants maintain and monitor the Frog Habitat Creation area as discussed in Condition 2.48. NSW Port' contractors, GW Environmental, also maintain the basins, Mt Enfield and landscaping areas. GW Environmental, prepares monthly Landscape and Ecological Area Management Plan (LEAMP). Conditions reports reporting on LEAMP implementation compliance and status. Reports for Jan, Mar through to Aug 2025 were sighted.</p> <p>GW Environmental prepares regular progress reports on the maintenance of the stormwater detection basins and Mt Enfield. Reports for September 2024 and January, March-September 2025 were sighted during the audit. Basins Reports confirmed that retention Basins appear to be functioning correctly with no major issues detected.</p> <p>Swift Environmental Site Quarterly Checklists for 27/06/25, 26/09/25 were sighted, which includes relevant environmental aspects such as plant management, chemical storage, waste management, fumigation. No major issues were recorded.</p> <p>NSW Ports undertake routine landlord inspections of their tenants' facilities, with inspection records undertaken on 21/11/24 for GoMaps (Warehouse F2) and ShinMi (Australia) Pty Ltd (Warehouse F1) sighted. No major issues were recorded.</p> <p>Annual Environmental Compliance Checklist sighted for GoMaps, completed 19/06/25 and Mapei Operations, completed 16/07/25) where no non-compliances were recorded.</p> <p>Swift Site Induction was sighted, as well as the Site Visitors induction during the site inspection, which includes personnel responsibilities related to environmental management (see photos in Appendix C).</p>	
	b) description of all activities to be undertaken on the site during operation of the project;	As above	NSW Ports' OEMP Section 1.1 and 1.2	

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	<ul style="list-style-type: none"> c) statutory and other obligations that the Proponent is required to fulfil during operation, including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; d) specific consideration of measures to address the reasonable requirements of Strathfield Municipal Council, Canterbury Bankstown Council and the EPA during operation; e) details of how the environmental performance of operations will be monitored, and what actions will be taken to address identified adverse environmental impacts; f) a description of the roles and responsibilities for all relevant employees involved in the operation of the project and a program for how these employees will be trained in responsibilities identified in the plan; g) complaints handling procedures to be applied during operation of the project (conditions 5.2 and condition 5.3 of this approval). h) the issue-specific management plans listed under condition 6.5 of this approval. 	As above	NSW Ports' OEMP Section 1.4 and Appendix A	
6.5	<p>As part of the Operation Environmental Management Plan for the project, required under condition 6.4 of this approval, the Proponent shall prepare and implement the following Management Plans:</p> <ul style="list-style-type: none"> a) an Operation Noise Management Plan to outline monitoring, management procedures and measures to minimise operational noise impacts associated with the project, including traffic-related noise. The Plan shall include, but not necessarily be limited to: <ul style="list-style-type: none"> i. identification of all relevant receivers and the applicable criteria at those receivers commensurate with the noise limits specified under this approval; ii. identification of activities that will be carried out in relation to the project and the associated noise sources; iii. assessment of project noise impacts at the relevant receivers against the noise limits specified under this approval; iv. details of management measures, methods and procedures that will be implemented to control individual and overall noise emissions from the site and specific land uses to ensure compliance with condition 2.17; v. details of the management measures and procedures that will be implemented in Empty Container Storage Areas A and B to ensure that acoustic barriers constructed from empty storage containers are established at the correct time, height, length, and location to ensure compliance with condition 2.17; vi. details of the management measures that will be undertaken to ensure that activities undertaken in Empty Container Storage Area B in the area to the north of the northern noise wall, including the restriction of container stacking, comply with the requirements of condition 2.17; vii. development of reactive and pro-active strategies for dealing promptly with any noise complaints; viii. noise monitoring and reporting procedures; and ix. regular internal audits of compliance of all plant and equipment with acceptable design noise. 	As above	NSW Ports' OEMP Appendix G: Operational Noise Management Plan	Compliant
	<ul style="list-style-type: none"> b) an Operation Traffic Management Plan to outline measures to minimise and manage any impacts from the operation of the project on the local road network. The Plan shall include, but not necessarily be limited to: <ul style="list-style-type: none"> i. i) a driver education program to ensure that heavy vehicles comply with the requirements of this approval and the commitments made in the documents referred to under condition 1.1, particularly with respect to heavy vehicle routes; ii. i-a) a Driver's Code of Conduct which details traffic management measures to be implemented during operation to: <ol style="list-style-type: none"> 1. minimise impacts of the project on the local and regional road network, 2. minimise conflicts with other road users, 3. ensure truck drivers use specific routes and access points, including no left turn access from Cosgrove Road, and 	<p>Overarching Operational Traffic Management Plan (V.5.2, dated 25 November 2024 & 20/12/2024)</p> <p>Post Approval MP05-0147-PA-38, 28/11/2024, submission of OTMP (v 5.2) to DPHI</p> <p>Swift Operational Traffic management Plan (V.11, dated 28 November 2023)</p> <p>DPHI Letter to NSW Ports dated 08/04/2025, Ref: MP05_0147-PA-38, re. Overarching Operational Traffic Management Plan (rev 5.2, November 2024)</p>	<p>NSW Ports' OEMP Appendix F: Operational Traffic Management Plan.</p> <p>Overarching Operational Traffic Management Plan 25/11/2024 – version 5.2 was submitted to the Department on the 28/11/2024.</p> <p>The rectification of IA2023 non-compliance regarding the Traffic Capacity Monitoring Program (TCMP) is included in Section 14 of OTMP (v.5.2).</p> <p>The SWIFT Operational Traffic management Plan (V.11, dated 28 November 2023) was sighted and indicates that site inductions must be completed for all site personnel including truck drivers, contractors, and their contractors to ensure that heavy vehicles comply with the requirements of this approval.</p> <p>The site-specific Induction includes requirements for compliance with obligations specific to site. Content of the site-specific induction</p>	

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
	<p>5. minimise traffic noise, particularly during night times hours;</p> <p>ii) movement scheduling where practicable to reduce impacts during sensitive time periods;</p> <p>iii) specific measures for ensuring that all heavy vehicle operators associated with the project are aware of and implement the Plan;</p> <p>iv) a system for identifying and ensuring conformance with the Plan, including conformance monitoring, procedures for implementing and monitoring corrective and preventative action, and penalties for breaches of the Plan; and</p> <p>v) a continuous improvement process for assessing Plan effectiveness and implementing improvements to the Plan.</p>	RTCG Meeting Minutes 05/12/2024	<p>includes aspects and management controls of the OEMP including traffic management, contaminated land / site management plan requirements, Green and Golden Bell Frog awareness, noise management, spills response and incident reporting.</p> <p>The OTMP was updated during Nov 2024 & again in December 2024 (latter in response to Department requested edits), version 5.2. Revisions included updated Enfield ILC site layout map (Fig.1, Sect. 1) and updated TCMP to reflect the improved monitoring regime using NSW Ports Enfield Traffic Management Tracking model & TfNSW ANPR data (Sect. 14) (see also 3.6 above).</p> <p>A letter from the Department to NSW Ports dated 08 March 2025 confirmed it was satisfied that the Overarching Operational Traffic Management Plan (rev 5.2, November 2024) addressed the requirements of CoA 6.5(b) and provided its approval of said plan.</p> <p>The Enfield OTMP, regular RTCG meetings and Swift truck booking system have been implemented and managed accordingly, and to date there have been no recorded issues with B-Doubles during peak hour. It appears that Swift's booking system works to manage the efficient movement of all trucks through the Enfield IMT. This was observed by the Auditor on the day of the site audit inspection.</p>	
	<p>c) a Long Term Environmental Management Plan, where required to manage interactions with the site as remediated. The Plan must be prepared to the satisfaction of the Planning Secretary, and must:</p> <p>(i) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA;</p> <p>(ii) be submitted to EPA for review and be approved by the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; and</p> <p>NSW Government Department of Planning and Environment 31 (iii) include, but not be limited to:</p> <ul style="list-style-type: none"> • a description of the nature and location of any contamination remaining on site; • provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; • a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; • a description of the procedures for monitoring the integrity of the containment cell; • a surface and groundwater monitoring program; • mechanisms to report results to relevant agencies; • triggers that would indicate if further remediation is required; and • details of any contingency measures that the Applicant is to carry out to address any ongoing contamination. <p>Upon completion of the remediation works, the Applicant must manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i>.</p>	<p>https://www.nswports.com.au/enfield-intermodal-logistics-centre-construction-environmental-management-plans</p> <p>EILC, Precinct C - Long-Term Environmental Management Plan 17 September 2019 Rev. 7</p> <p>EILC, Precinct C - Long-Term Environmental Management Plan 19 June 2019 Rev. R05_F_V4</p>	<p>NSW Ports' OEMP Section 3.3.8.</p> <p>Progressive remediation of areas on site have occurred during development, and areas that have been capped, and are subject to final Site Audit Statements (SAS) with requirement to implement Site Management Plans or long-term environmental management plans, issued by the Site Auditor are shown in Appendix C of the NSW Ports' OEMP.</p> <p>All Site Audit Statements issued for the site are posted in the NSW Ports' website.</p> <p>https://www.nswports.com.au/enfield-intermodal-logistics-centre-environmental-management</p>	
6.6	<p>The Operation Environmental Management Plan required under conditions 6.4 and 6.5 shall be periodically reviewed and maintained, to reflect any phasing of implementation of the project, and any operational changes that may be made from time to time, and updated (where necessary) to reflect any changes arising from modifications to this approval.</p>	<p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports November 2023 Version 7</p> <p>Letter – DPIE to NSW Ports, Approval of updated Overarching Operational Environmental Management Plan, as required under condition 6.4, 01/02/21</p> <p>Swift OEMP, 22/11/2024 Rev. 4.3</p>	<p>The latest review and update of NSW Ports OEMP occurred in November 2023. The review history table of the OEMP indicates that the V7 review included the following: Review with administrative updates and changes to tenant OEMP requirements, with two levels of OEMP; one for high-risk tenants (LINX, Swift) and one for low-risk tenants (warehouses, Progress Rail).</p> <p>As indicated in Section 1.1, in June 2023 Swift acquired the LINX intermodal operations. At the time of the audit, Swift was updating its OEMP to consolidate the former LINX operations in its OEMP.</p> <p>The Warehouses OEMP have all being reviewed in November 2023.</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
		<p>Site inspection and interviews on 28/11/2025</p> <p>GW Environmental, Enfield ILC LEAMP Conditions Reports – Jan, Mar-Aug 2025</p> <p>GW Environmental, Enfield Intermodal Logistics Centre - Environmental Report Basins for September 2024; January, March – September 2025</p> <p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre NSW Ports October 2025 Version 8 DRAFT</p> <p>OEMP for W Cosmetics, NSW Ports, 08/2025, V1.0 DRAFT</p> <p>OEMP for Godden Food Group, NSW Ports, 12/2025, V1.0 DRAFT</p>	<p>Observation: During the audit period, Sydney Food Packaging replaced Harris Farm in Warehouse H2 and W. Cosmetics replaced Marinucci in Warehouse H3. The new tenants operate under draft OEMPs prepared under the NSW overarching OEMP. In addition, the NSW overarching OEMP was being updated at the time of the audit</p> <p>Recommendation: Finalise the new tenants' OEMPs and submit to DPHI. Submit all finalise OEMPs (NSW Ports revised overarching OEMP and new tenants OEMP to DPHI and upload new versions in the project website).</p>	
7. Environmental Reporting				
Incident Reporting				
7.1	<p>The Proponent shall notify the Planning Secretary of any incident with actual or potential significant off-Site impacts on people or the biophysical environment as soon as practicable after the occurrence of the incident. The Proponent shall provide written details of the incident to the Planning Secretary within seven days of the date on which the incident occurred.</p>	<p>Enfield ILC Operational Environmental Management Plan Enfield Intermodal Logistics Centre (NSW Ports) November 2023 Version 7</p> <p>Enfield Event Register last entry 26 June 2025</p> <p>Enfield Hazard / Environment Observations Register October 2025</p> <p>Site interviews on 29/11/2024</p>	<p>NSW Ports' OEMP Section 2.10: Emergency Response and Incident Management.</p> <p>2023 Independent Audit Recommendations</p> <p>Observation: An incident involving a reach stacker fire on the 19 April 2023 was reported to SafeWork NSW and the EPA. The Incident Register indicates that the incident was a "Notifiable Incident", but it was not reported to the Department's in accordance with Condition 7.1. The auditee advised that the incident did not result in any off-site impact on people or the bio-physical environment and therefore did not require notification to the Department.</p> <p>Recommendation: amend the Incident Register and incident notification procedures in the OEMP to clarify what incidents require notification to the Department under Condition 7.1.</p> <p>2024 Independent Audit Findings</p> <p>Incident register / (Event Register) sighted (photo of incident event taken during the site inspection). In response to the 2023 Independent Audit findings, the revised Event Register includes an item to identify if the event is reportable and the agencies that required reporting.</p> <p>In addition, NSW Ports has an Inspections/Observations register on the website.</p> <p>There were 3 incidents in the reporting period.</p> <p>Copies of Incident Notifications and Hazard Observation from the Events Register and the Hazards Observation Register were sighted. The Hazard Observations are all the observations made from routine daily inspections of the Enfield ILC.</p>	Compliant

Unique ID	Condition	Evidence (from the 2025 Audit)	Findings and Recommendations (from the 2025 Audit)	Compliance Status
			<p>Swift unauthorised works were undertaken on Mainline Rd on the 3/10/24. They were digging holes to install new Poles to erect signage for their drivers. Details of the incident include;</p> <ul style="list-style-type: none"> • No Prior notification or request to undertake works • Assume no DBYD • No traffic management in place. No signage • Lone worker on road verge (my observation) • No protection, barrier to stop person from falling in dug hole • Undertaking unauthorised works outside of their tenancy area. <p>A review of the incidents record indicate that no incidents with actual significant off-site impacts on people or the biophysical environment were recorded during the audit period.</p> <p>2025 Independent Audit Findings</p> <p>Three incidents were reported in the Enfield Event Register during the audit period. None of the incidents had actual or potential significant off-site impacts on people of the biophysical environment and therefore were not considered reportable in accordance with Condition 7.1. The incidents were recorded on 17 December 2024, 12 February 2025 and 26 June 2025, and related to a break in, one incident related to attempted theft, and one incident related to an equipment fault respectively. One of the three incidents were considered closed at the time of reporting, whilst two – the attempted theft and the equipment fault – are under investigation to determine if further actions are required. In addition, NSW Ports maintains an event register with observations made by the patrolling security team, which generally involve minor observations that may require internal action (e.g. minor waste dumped on site, security issues, feral pests, etc). Again, none of these events were considered reportable in accordance with Condition 7.1.</p>	
7.2	The Proponent shall maintain a register of accidents, incidents and potential incidents with actual or potential significant off-Site impacts on people or the biophysical environment. The register shall be made available for inspection at any time by the independent qualified person or team conducting the Environmental Audit and/or the Planning Secretary.	Interview with Auditees 28/11/2025 Enfield Event Register last entry 26 June 2025 Enfield Event Register last entry 26 June 2025 Enfield Hazard / Environment Observations Register October 2025	Incident and event records are maintained as described in 7.1	Compliant
7.3	The Proponent shall meet the requirements of the Planning Secretary to address the cause or impact of any incident, as it relates to this approval, reported in accordance with condition 7.1 of this consent, within such period as the Planning Secretary may agree.	Interview with Auditees 28/11/2025 Enfield Event Register last entry 26 June 2025 Enfield Event Register last entry 26 June 2025 Enfield Hazard / Environment Observations Register October 2025	Not triggered for the audit period.	Not triggered



APPENDIX B – AUDIT MEETING ATTENDANCE

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		Enfield Intermodal Logistics Centre (05_0147)			
LOCATION:		Lot 2, DP 1006861, Lot 3 DP 1006861, Lot 101 DP, 1001498, Lot 14 DP1007302, Lot 15 DP 1007302, Lot 1 DP 950438, Railway land as denoted on sheets 2 and 4 of DP 242426, Cosgrove Road, South Strathfield			
DATE/TIME (Opening Meeting):		28/11/2025 9:00 am	DATE/TIME (Closing Meeting):		28/11/2025 4:45 pm
Lead Auditor:		Ricardo Prieto-Curiel	Audit Scope:		MP 05_0147
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE		
			Opening Meeting	Closing Meeting	
RICARDO PRIETO-CURIEL	LEAD AUDITOR	WOLFPEAK	9:00 am	4:45 pm	
SAMUEL BLENKIN	SUPPORT AUDITOR	WOLFPEAK	9:00 AM	4:45 pm	
AUDREY LE CLECH	SUSTAINABILITY ADVISOR	NSW PORTS	9:00 AM.	3:00 pm	
BRIAN BOWDECKER	ENVIRONMENT MANAGER	NSW PORTS	9:00 AM.	4:45 pm	

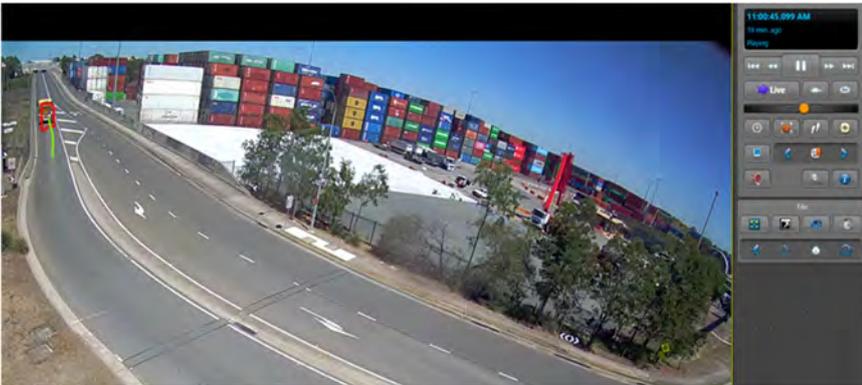
APPENDIX C – SITE INSPECTION PHOTOS

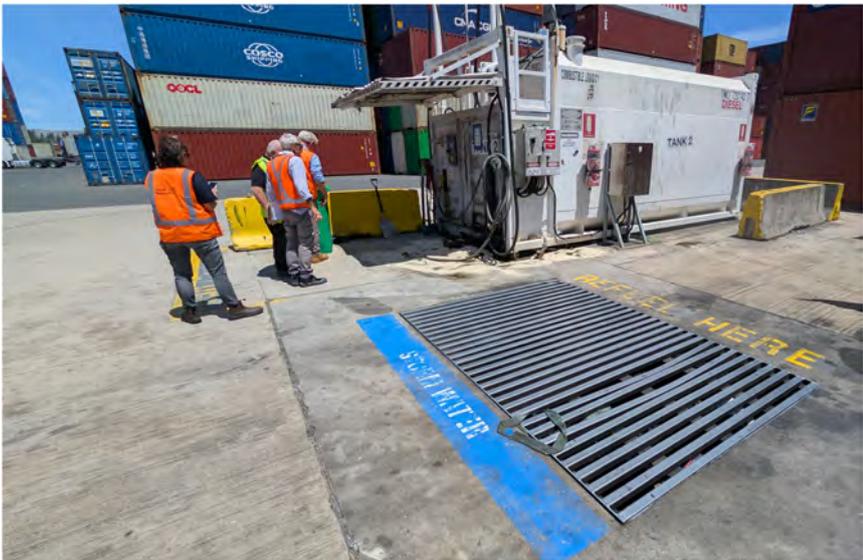
Observations from the site inspection are provided in Table 5. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

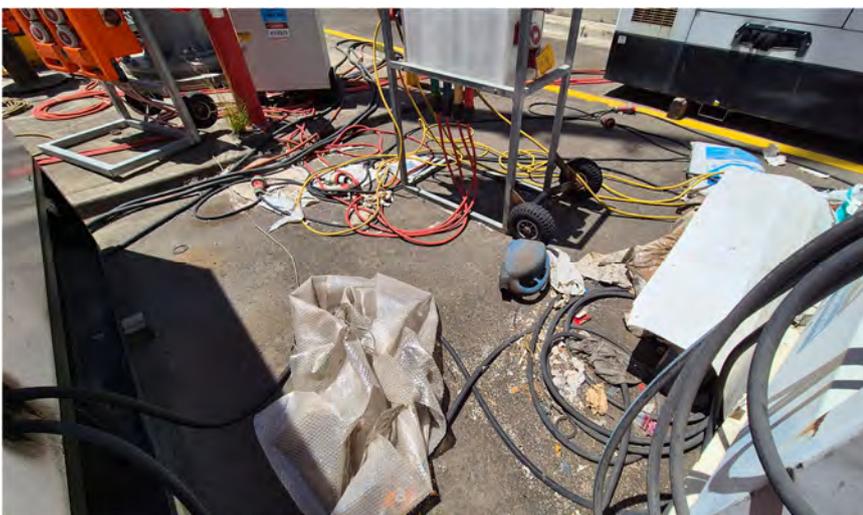
Table 5: Site inspection photographs

No.	Comment	Photograph
1	<p>Cosgrove Road access – Slip lane turn for south bound traffic into ILC</p>	
2	<p>Bridge constructed over site and adjacent Sydney Trains site</p>	
3	<p>Precinct A (undeveloped) - ACM Stockpile fenced off and covered in vegetation</p>	

No.	Comment	Photograph
4	<p>Precinct A (undeveloped) – Waste bin and spill kit on site</p>	
5	<p>Swift trucking operations & site office area, Precinct D - Vehicular access</p>	
6	<p>Swift trucking operations area, Precinct D – Preparation for hardstand concreting works</p>	

No.	Comment	Photograph
7	<p>Swift trucking operations area, Precinct D – Completion of final hardstand concreting works (image provided by auditee post-audit, 09/12/25)</p>	
8	<p>Swift site visitor's induction with vehicular management drawing and environmental aspects</p>	
9	<p>IMT Site – Vehicle access point</p>	

No.	Comment	Photograph
10	IMT site – Containers at terminal	
11	IMT rail interface area – Spill kit on site	
12	IMT refuelling bay area – Above ground self-bunded fuel tank and below-ground spill containment pit. Area delineated and separated from internal roads	

No.	Comment	Photograph
13	<p>IMT refuelling bay area – 20,000L fuel tank (spill and absorbent present during site inspection)</p>	
14	<p>IMT refrigerated container operations area – 2,500L self-bunded diesel tank to service refrigerated containers. Self-fuelling system.</p>	
15	<p>IMT refrigerated container operations area – Litter observed next to 2,500 L diesel tank and generator servicing refrigerated containers</p>	

No.	Comment	Photograph
16	IMT refrigerated container operations area – Spill kits at generator site	 A photograph showing an outdoor industrial area. In the foreground, there are two large wheeled bins, one yellow and one green, with various spill kit components and hoses nearby. In the background, there are several stacked intermodal containers, including a white refrigerated unit with 'LOW CARBON EMISSION' visible. A person in an orange safety vest is visible in the distance.
17	IMT container washing area – Wash water drains to underground tank	 A photograph showing a long, narrow aisle between rows of intermodal containers. On the left, a green container has 'EMCUB 420288 7201' and 'GREEN' printed on it. On the right, a long row of yellow containers extends into the distance. A person in a high-visibility vest is walking away in the aisle. The ground is paved and appears to be a designated washing area.
18	IMT container washing area – Water treatment facility	 A photograph of an outdoor industrial site. In the foreground, there is a yellow high-pressure water spray wand and other equipment. In the background, there are blue intermodal containers, a red 'PINGO' dumpster, and a black cylindrical tank. A person is visible near the equipment. The area is paved and appears to be a water treatment or washing facility.

No.	Comment	Photograph
19	Swift Warehouse, Precinct D	
20	Swift Warehouse, Precinct D – Bundled paints and chemicals	
21	Warehouse H3 – Currently operated by W. Cosmetics.	

No.	Comment	Photograph
22	Stormwater basin east of F1/F2	
23	Frog corridor and Mt Enfield – Revegetated area at the back	
24	Mt Enfield – Weed management using goats	

No.	Comment	Photograph
25	Frog Pond and Frog Habitat creation area, frog fences and greenhouses	
26	Frog Pond and Frog Habitat creation area – signage, fencing, locked gate in place to restrict access	
27	Tarpaulin Shed from Cosgrove Road	

No.	Comment	Photograph
28	Pilar Water Tank & southern end of Tarpaulin Shed from Cosgrove Road	
29	Precinct B (undeveloped) and southern noise wall	
30	Precinct I (undeveloped) and north-eastern noise wall in the distance	

No.	Comment	Photograph
31	NSW Ports Noise Monitoring Dashboard	<p>The photograph shows a computer monitor displaying the 'NSW Ports Noise Monitoring Dashboard'. The dashboard features a 'Noise History' section with a line graph showing SPL (dB) on the y-axis (ranging from 20 to 100) and Time (Date) on the x-axis (from 12:00 to 12:00). The graph displays multiple data series in different colors (red, green, blue, yellow). A 'Day Selector' calendar is visible on the right side of the dashboard. Below the main graph, there is a 'Weather History' section with another line graph.</p>
32	NSW Ports closed complaint example	<p>The photograph shows a computer monitor displaying the 'NSW Ports' website, specifically the 'Complaints Closed' page. The page title is 'Complaints Closed' with a sub-header 'Registers Complaints 1100247'. The main content area shows 'Issue Details' for a complaint with ID 1100247. The details include: <ul style="list-style-type: none"> Notification Method: <input type="checkbox"/> Phone call to NSW Ports switch, <input type="checkbox"/> Phone call to NSW Ports staff, <input type="checkbox"/> Phone call to B.U.S., <input type="checkbox"/> Email to general NSW Ports contact email, <input type="checkbox"/> Email to NSW Ports staff, <input type="checkbox"/> EPA notification, <input type="checkbox"/> Online/Website notification, <input type="checkbox"/> Other Date and time of notification: 28/07/2025 12:33:00 pm Date and time event commenced: 21/07/2025 12:00:00 am Name: Craig Terratt Phone/mobile number: 0456470159 Type of feedback: <input type="radio"/> Observation, <input checked="" type="radio"/> Complaint Details: (infield enter modal) Logistics Centre is extremely noisy at night. Very loud bangs and mechanical banging during sleep and contribute to feelings of depression. Noise levels are unreasonable so close to residential areas. What measures are in place to ensure minimal noise during the night time hours? The page also includes an 'Attachments' section and a footer that says 'Please click SAVE to submit. Thank you for your feedback. A member of the NSW Ports team will contact you in the next 2 business days.' </p>



APPENDIX D – AUDITOR DECLARATION OF INDEPENDENCE

Project Name:	Enfield Intermodal Logistics Centre (ILC)
Consent Number:	05_0147
Description of Project:	Construction and operation of the ILC with capacity to accept a maximum of 300,000 TEU
Project Address:	Cosgrove Road, South Strathfield, NSW
Proponent:	NSW Ports
Title of Audit	Operational Independent Environmental Audit ILC 2025
Date:	19 January 2026

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) 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) 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
- b) 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 Proposed Auditor:	Ricardo Prieto-Curiel
Signature:	
Qualification:	Bachelor of Biological Sciences Masters in Environmental Toxicology Registered Environmental Assessment Practitioner (REAP - 46189) Exemplar Global Lead Environmental Auditor (No. 15160)
Company:	WolfPeak Group Pty Ltd

Project Name:	Enfield Intermodal Logistics Centre (ILC)
Consent Number:	05_0147
Description of Project:	Construction and operation of the ILC with capacity to accept a maximum of 300,000 TEU
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Title of Audit	Operational Independent Environmental Audit ILC 2025
Date:	19 January 2026

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) 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) 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
- b) 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 Proposed Auditor:	Samuel Blenkin
Signature:	
Qualification:	Bachelor of Sciences
Company:	WolfPeak Group Pty Ltd