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**PRECINCT OPERATIONAL ENVIRONMENTAL
MANAGEMENT PLAN**
Moorebank Logistics Park – East Precinct

Document Control Table

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Acronyms and Definitions

Acronym / Term	Meaning
CoC	Condition of Consent
DP&E	Department of Planning and Environment
Endeavour Energy	Refers to the relevant provider of high voltage electrical Statutory Services to the MPE boundary, currently being Epsilon Distribution Ministerial Holding Corporation.
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
Estate Works	Includes the supply and installation of water, gas, electricity, the provision of sewerage and drainage, the transmission of telephone, electronic communications, security systems, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and water sensitive urban design elements and other facility or utility service for MLP.
LCC	Liverpool City Council
LGA	Local Government Area
MLP	Moorebank Logistics Park
MPE	Moorebank Precinct East, which is located on the eastern side of Moorebank Avenue and forms the eastern section of the MLP.
MPE Owner	Refers to the registered proprietor of the land comprising the MPE.
MPW	Moorebank Precinct West, which is located on the western side of Moorebank Avenue and forms the western section of the MLP.
OSD	Onsite stormwater detention
POEMP	Refers to this Precinct Operational Environmental Management Plan for the MPE.
Precinct Services	Refers to the Private Services and the Statutory Services supplied to the MPE.
Private Services	Refers to any private Estate Works which are not a Statutory Service.
Qube	Refers to Qube RE Services (No. 2) Pty Limited ACN 605 751 782 as trustee for each of the Moorebank Industrial Terminals Assets Trust, the Moorebank Industrial Terminals Operations Trust and the Moorebank Industrial Warehouse Trust.
Secretary	Planning Secretary under the EP&A Act or nominee.
Service Line	Refers to a pipe, wire, cable, duct or pole by means of which any Estate Works are to be provided.
SSD	State Significant Development
Statutory Service Provider	Refers to a statutory authority that owns or controls any Estate Works.
Statutory Services	Refers to an Estate Works which is owned or controlled by a Statutory Service Provider.
Sydney Water	Refers to the relevant provider of potable water and sewer Statutory Services to the MPE boundary, currently being Sydney Water Corporation.
Telco Provider	Refers to the relevant provider of telecommunication Statutory Services to the MPE boundary.

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1 Introduction

1.1 Purpose

The purpose of this POEMP is to address the requirements of MPE Stage 2 Subdivision (**SSD 7628 Subdivision**) CoCs B16 to B18 (inclusive).

B16 *Prior to issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPE Site must be prepared and submitted to the Secretary for approval. The OEMP must:*

- (a) specify that Qube, or another nominated single entity named in the OEMP, retains sole responsibility for delivery and ongoing maintenance of estate works (including but not limited to site services, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) across the entirety of the Site; and*
- (b) prescribes the management and maintenance measures applicable to the estate works described at (a) above.*

Note: The OEMP required under this condition may be incorporated within the OEMP prepared and implemented in accordance with condition C3 of the development consent SSD 7628 (MPE Stage 2), granted by the then Planning Assessment Commission on 31 January 2018, and the OEMP prepared and implemented in accordance with condition F4 of the development consent SSD 6766 (MPE Stage 1), granted by the Land and Environment Court per orders made on 13 March 2018.

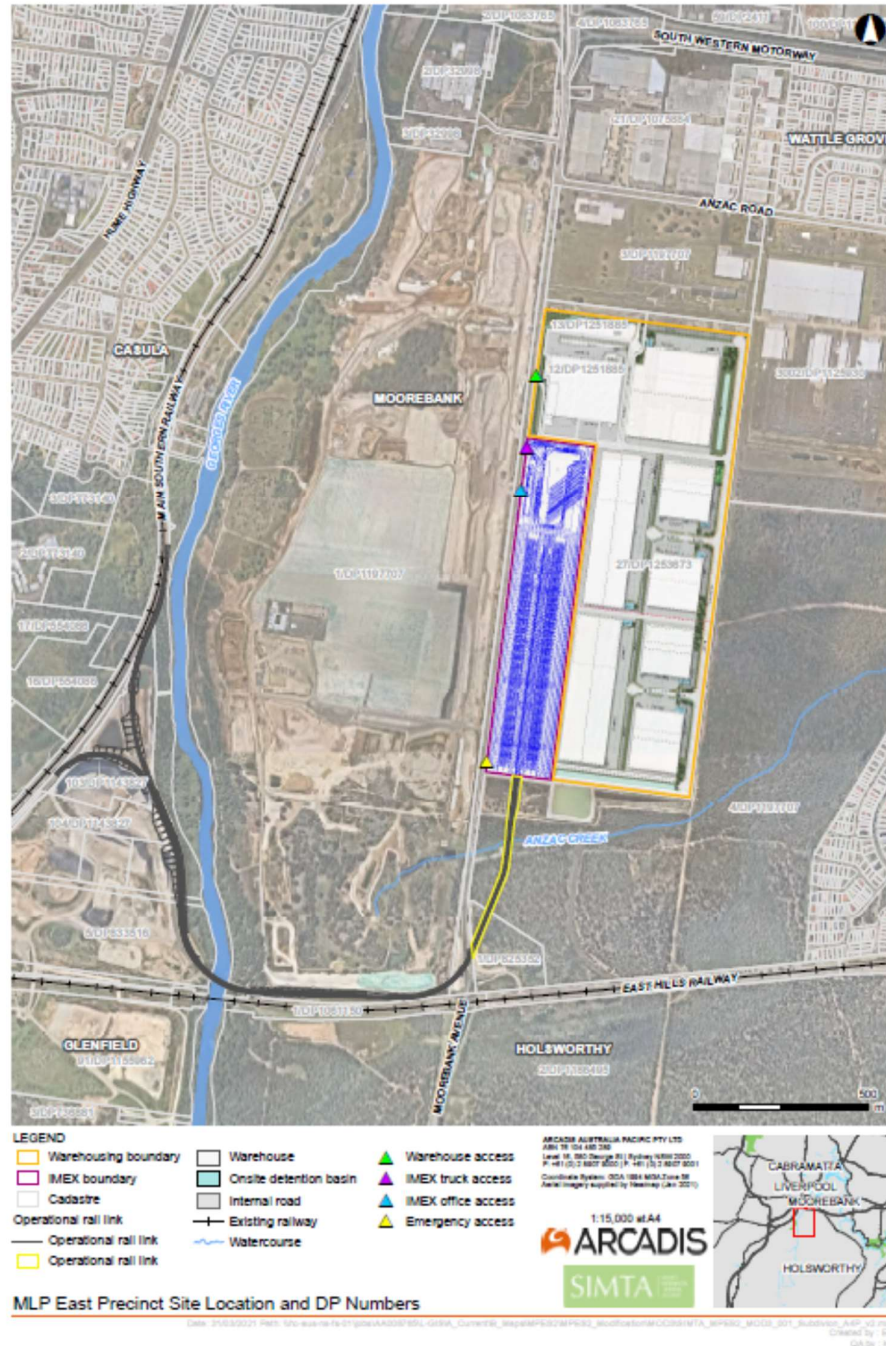
B17 *The Applicant must:*

- (a) not commence operation or subdivision of the development until the OEMP is approved by the Planning Secretary; and*
- (b) carry out the operation of the development in accordance with the OEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.*

B18 *The requirement to comply with the OEMP is to be registered on title.*

1.2 Background

The MLP is located approximately 27km south-west of the Sydney CBD and approximately 26km west of Port Botany and is located within the Liverpool LGA. The MLP is divided into the MPE and the MPW, located on the east and west of Moorebank Avenue respectively. This POEMP applies to the MPE as shown in the figure below.



The operation of the MPE must be undertaken in accordance with the CoC and the approved operational environmental management plan, which has been developed by Qube to manage potential environmental impacts resulting from operational activities of SSD6766 and SSD7628.

2 Delivery and maintenance responsibility

2.1 Statutory Services

The relevant Statutory Service Provider is responsible for the delivery and ongoing maintenance and repair of the Statutory Services and any associated Service Lines servicing the MPE.

2.2 Private Services

Qube is responsible for the delivery and ongoing maintenance of the Estate Works across the entirety of the MPE.

3 Management and maintenance measures

3.1 Maintenance generally

- (1) Maintenance will be generally in line with the current version of the operation and maintenance manual and the following:
 - (a) approved plans:
 - (i) Landscaping, lighting, signage: latest version of Urban Design and Landscape Plan as approved by the Secretary of the Department of Planning;
 - (ii) Stormwater infrastructure: latest version of Stormwater Infrastructure Operation and Maintenance Plan as approved by the Secretary of the Department of Planning; and
 - (iii) Electrical network: HV Operating Protocol as approved by Endeavour Energy;
 - (b) plans required pursuant to SSD 7628:
 - (i) CoC C3 – Operational Environmental Management Plan;
 - (ii) CoC B140 – Urban Design and Landscape Plan (**UDLP**); and
 - (iii) CoC B141 – UDLP subplans:
 - (A) Landscape Vegetation Plan;
 - (B) Lighting Subplan; and
 - (C) Signage Subplan; and
 - (c) Endeavour Energy High Voltage Customer 4391 High Voltage operation and Maintenance Protocol.
- (2) Qube will manage and maintain the Estate Works:
 - (a) in a proper and efficient condition; and
 - (b) to allow for their operation in a proper and efficient manner.

3.2 Private Services

- (1) The Service Lines for the Estate Works which comprise water, gas, electricity, the provision of sewerage and drainage, the transmission of telephone, electronic communications, security systems, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and water sensitive urban design elements for each parcel of land comprising the MPE, apart from any Statutory Services, are to be provided, maintained, repaired, refurbished and augmented by or on behalf of Qube as or on behalf of the owner of those Estate Works.
- (2) Qube will ensure water and sewer is available to each parcel of land and building within the MPE by distribution via the Service Lines for the Private Services.
- (3) Qube will ensure electricity is available to each parcel of land and building within the MPE by distribution via the Service Lines for the Private Services.
- (4) Qube will ensure telecommunication is available to each parcel of land and building within the MPE by distribution via the Service Lines for the Private Services.
- (5) Qube will ensure access is available to each parcel of land and building within the MPE by distribution via the Service Lines for the Private Services.
- (6) Qube will ensure stormwater and drainage is available to each parcel of land and building within the MPE by distribution via the Service Lines for the Private Services.
- (7) The occupier of any lot or building within the MPE must:
 - (a) permit access to Qube or any person authorised by Qube in accordance with the easements for access and services registered on title for the purpose of maintaining the Service Lines for the Private Services and to allow access to any installed meter box; and
 - (b) not obstruct any meter or meter box.

3.3 **Sydney Water**

Sydney Water will provide potable water and waste water services to the MPE boundary, in accordance with:

- (1) the easements for water supply and drainage of sewerage granted or intended to be granted to Sydney Water and burdening the MPE; and
- (2) its operating licence and statutory requirements.

3.4 **Endeavour Energy**

Endeavour Energy will:

- (1) supply electricity and associated infrastructure to the MPE; and
- (2) install and maintain the Statutory Services and associated Service Lines and equipment to the MPE,

in accordance with the easements for underground cables and substation granted or intended to be granted to Endeavour Energy and burdening the MPE.

3.5 **Telco Provider**

The Telco Provider will:

- (1) supply telecommunication and associated infrastructure to the boundary of the MPE; and
- (2) install and maintain the Statutory Services and associated Service Lines and equipment to the boundary of the MPE.