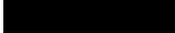
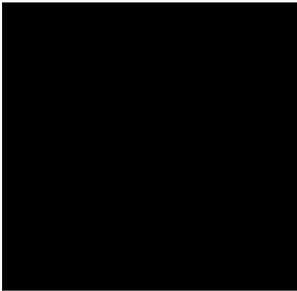


Annual Review

Moorebank Precinct East Stage 2

Moorebank Intermodal Precinct East Stage 2

SSD 7628 Annual Review 2024

Author(s)		
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Report No	J001945260302.02	
Date	02/03/2026	
Revision	02	

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Acronyms and Definitions

Acronym / Term	Meaning
ANZECC	Australian and New Zealand Environment and Conservation Council
BTODR	Biannual Trip Origin and Destination Report
CAQMP	Construction Air Quality Management Plan
CCC	Community Consultive Committee
CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CoC	Conditions of Consent
DPE	Department of Planning and Environment (formerly Department of Planning, Industry and Environment)
EIS	Environmental Impact Assessment
EHW	Extended Hours Works
EPA	Environment Protection Authority
EPL	Environment Protection Licence
GFA	Gross floor area
MAUW	Moorebank Avenue Upgrade Works
MIP	Moorebank Intermodal Precinct (formerly SIMTA and/or Moorebank Logistic Park)
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
NMLs	Noise management Levels
OAQMP	Operational Air Quality Management Plan
OCR	Operational Compliance Report
OEMP	Operational Environmental Management Plan
ONVMP	Operational Noise and Vibration Management Plan
OSD	On-site detention
PFAS	Per & Polyfluoroalkyl Substances
RtS	Response to Submissions
SSD	State significant development

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1. Introduction

This Annual Review, as required by Condition of Consent (CoC) C10 of the Moorebank Precinct East (MPE) Stage 2 State significant development (SSD) 7628 (the Development), has been prepared for the review period January to December 2024.

1.1. Development Ownership

In 2022, LOGOS joined ESR Group and, since August 2024, operates under the ESR business. The applicant/ approval holder entity remains unchanged at this stage until further notice and references to LOGOS and LOGOS authored documents and/or plans may continue and remains relevant where LOGOS and ESR are used interchangeably.

1.2. Moorebank Intermodal Precinct

The MPE and Moorebank Precinct West (MPW) are being developed as part of the broader Moorebank Intermodal Precinct (MIP), operated by ESR Australia & NZ (formerly LOGOS). On completion the MIP will feature Australia's largest purpose-built warehouse and distribution precinct, serviced by automated technology which will see driverless shuttle carriers collect and transport containers around the precinct to be processed, unpacked and stored on site or distributed in smaller consignments.

Construction activities are underway across the MIP, for both MPW and MPE developments. Operational activities are commencing progressively across the MIP Site.

1.3. The MPE Stage 2 Development

Approval for the construction and operation of the MPE Stage 2 development (SSD 7628) was received on 31 January 2018. The development approval has been subject to the following modification applications:

- MPE Stage 2 Modification 2 (SSD 7628-Mod 2), approved on 31 January 2020
- MPE Stage 2 Modification 3 (SSD 7628-Mod 3), approved on 18 December 2020
- MPE Stage 2 Modification 4 (SSD 7628- Mod 4), approved on 19 January 2021
- MPE Stage 2 Modification 1 (SSD 7628-Mod 1), approved on 14 March 2022
- MPE Stage 2 Modification 5 (SSD 7628- Mod 5), approved on 4 September 2023
- MPE Stage 2 Modification 6 (SSD 7628- Mod 6), approved on 22 February 2024.

The key components of the MPE Stage 2 development are:

- earthworks, including the importation of 600,000m³ of fill and vegetation clearing
- construction of 300,000m² gross floor area (GFA) of warehousing and ancillary offices
- warehouse fit-out

- freight village - 8,000m² GFA of ancillary retail, commercial and light industrial land uses
- internal road network and hardstand across the site
- ancillary supporting infrastructure within the site, including:
 - stormwater, drainage and flooding infrastructure
 - utilities relocation/installation
 - fencing, signage, lighting, and landscaping
- Moorebank Avenue Upgrade Works (MAUW)
- intersection upgrades along Moorebank Avenue including:
 - Moorebank Avenue/MPE Stage 2 access
 - Moorebank Avenue/MPE Stage 1 northern access
 - Moorebank Avenue/MPE Stage 2 central access
 - MPW southern access/MPE Stage 2 southern emergency access.

The works listed above continue to progress across the MPE development. The general layout of the MPE development is illustrated in Figure 1-1 below.

Figure 1-1 MPE S2 development layout



LEGEND

- MPE Stage 2 construction boundary
- MPE Stage 2 operational boundary
- OSD 2 construction footprint
- Moorebank Avenue Upgrade Works
- Watercourse
- Road Access
- Warehouse
- 50 Series Warehouses (Existing Use)







1.4. Scope and purpose

This Annual Review has been prepared to address CoC C10 of the SSD 7628 development consent. Table 1-1 outlines the requirements of CoC C10 and where they have been addressed within this document.

Table 1-1 Compliance Matrix, SSD 7628 CoC C10

Condition C10	Section Reference
The review must:	
(a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the next year;	Section 2
(b) include a comprehensive review of the monitoring results and complaints records from the previous year, including a comparison of these against the:	Section 3
i. the relevant statutory requirements, limits or performance measures/criteria;	Section 3
ii. requirements of any plan or program required under this consent;	Section 3
iii. the monitoring results of previous years; and	Section 3
iv. the relevant predictions in the EIS, Submissions Report, Consolidated assessment clarification responses; Modification Assessment, or conditions of this consent;	Section 3
(c) identify any non-compliance over the previous year, and describe what actions were (or are being) taken to ensure compliance;	Section 4
(d) identify any trends in the monitoring data over the life of the development;	Section 3
(e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and	Section 3

Condition C10	Section Reference
(f) describe what measures will be implemented over the next year to improve the environmental performance of the development.	Section 5
The Applicant must ensure that copies of the Annual Review are submitted to Council and are available to the CCC and any interested person upon request.	For Reference

2. Summary of Activities

This section describes the activities that were carried out during the 2024 review period.

2.1. Development Activities in 2024

2.1.1. Planning Activities

During the reporting period, the following activities relating to planning and environmental approvals were completed;

- SSD 7628- Mod 6 was submitted to DPHI on the 1 November 2022. Modification 6 remained under assessment in 2023 and was approved during the review period on the 22 February 2024.

2.1.2. Environmental Activities

The environmental activities forecast by the 2023 Annual Review to be undertaken during the current review period are summarised in Table 2-1 below.

Table 2-1 Outcomes of environmental activities in 2024

Activity #	Aspect	Activities Forecast in 2023	Outcome in 2024
1		Deposited dust monitoring will be ongoing during the 2024 review period.	Depositional dust monitoring was undertaken throughout the 2024 review period. Air quality monitoring results are summarised in Section 3.1.
2	Air Quality	Asbestos monitoring will be undertaken as required during the 2024 review period.	Asbestos monitoring was undertaken on two occasions during the reporting period. Results are summarised in Section 3.12.
3		Two operational air quality reports are expected to be undertaken for the 2024 review period.	Two operational air quality reports were undertaken for the review period: - Operational Air Quality Six Monthly Compliance Report #8 (Arcadis, 20 June 2024)

Activity #	Aspect	Activities Forecast in 2023	Outcome in 2024
			<ul style="list-style-type: none"> - Operational Air Quality Six Monthly Compliance Report #9 (Arcadis, 5 December 2024). <p>Air quality monitoring results are summarised in Section 3.1.</p>
4		An EPL Monitor for the period June 2023 – June 2025 is due to be undertaken in the 2024 review period.	<p>An EPL Return for the period 4 June 2023 – 3 June 2024 was completed (Aspect Environmental, 12 July 2024).</p> <p>Water quality monitoring results are summarised in Section 3.2.</p>
5	Water Quality	Two Stormwater Network Water Quality Monitoring Data & Reporting Reports are expected to be undertaken for the 2024 review period.	<p>The following two Stormwater Network Water Quality Monitoring Data & Reporting Reports were prepared for the review period:</p> <ul style="list-style-type: none"> - Autumn Stormwater Network Water Quality Monitoring Data & Reporting (April 2024, Apical Bushfire and Planning) - Spring Stormwater Network Water Quality Monitoring Data & Reporting (October 2024, Apical Bushfire and Planning). <p>Water quality monitoring results are summarised in Section 3.2.</p>
6		Two lots of Biodiversity Monitoring in Anzac Creek reporting are expected to be undertaken for the 2024 review period.	<p>The following two biodiversity monitoring surveys were undertaken for the review period:</p> <ul style="list-style-type: none"> - Autumn 2024 Survey (Bio-Analysis, 21 August 2024) - Spring 2024 Survey (Bio-Analysis, 07 February 2025). <p>Water quality monitoring results are summarised in Section 3.2.</p>

Activity #	Aspect	Activities Forecast in 2023	Outcome in 2024
7		Continuous noise monitoring will be ongoing during the 2024 review period.	Noise monitoring results are summarised in Section 3.3.
8	Noise and Vibration	Attended noise monitoring will be undertaken as required during the 2024 review period.	Noise monitoring results are summarised in Section 3.3.
9		Vibration monitoring will be undertaken as required during the 2024 review period.	Noise monitoring results are summarised in Section 3.3.
10	Traffic	Two Biannual Trip Origin Destination Reports (BTODRs) will be prepared for the 2024 review period.	<p>Two BTODRs were prepared for the 2024 review period:</p> <ul style="list-style-type: none"> - BTODR #9 (01 November 2024, Ason Group) - BTODR #10 (24 June 2025, Ason Group). <p>Traffic monitoring results are summarised in Section 3.4.</p>
11	Biodiversity	An Annual Flora and Fauna Monitoring Report for the period May 2023-May 2024 is due to be finalised in the 2024 review period.	<p>An Annual Flora and Fauna Monitoring Report has been prepared for the reporting period (Arcadis, 02 July 2024).</p> <p>Biodiversity monitoring results are summarised in Section 3.5.</p>
12	Ongoing CEMP and sub-plan updates	CEMP and sub-plan documentation will be updated as necessary.	The MPE Stage 2 CEMP and sub-plan documentation were updated during the review period and are currently available on the Development website.

Activity #	Aspect	Activities Forecast in 2023	Outcome in 2024
13	Ongoing OEMP and sub-plan updates	OEMP and sub-plan documentation will be updated as necessary.	The MPE Stage 2 OEMP and sub-plan documentation were updated during the review period and are currently available on the Development website.
14	Independent Audit	An independent environmental audit (IEA) for MPE S2 construction activities is expected to be completed in the 2024 review period.	<p>An IEA for MPE S2 construction activities was undertaken in the review period (Wolfpeak, 18 February 2025).</p> <p>The findings of the IEA for MPE S2 construction activities are summarised in Section 4.1.</p>
15		An IEA for MPE S2 operational activities is expected to be completed in the 2024 review period.	<p>An independent audit for MPE S1 and MPE S2 operational activities was undertaken in the review period (WolfPeak, 10 July 2024).</p> <p>The findings of the IEA for MPE S2 operational activities are summarised in Section 4.1.</p>
16	Construction Compliance Reporting	Two six-monthly construction compliance reports (CCR) are due to be undertaken for the 2024 review period.	<p>Two six-monthly CCRs were prepared for the 2024 review period:</p> <ul style="list-style-type: none"> - CCR #16 (Aspect Environmental, 21 August 2024) - CCR #17 (Aspect Environmental, 12 February 2025). <p>The findings of the two CCRs for the review period are summarised in Section 4.3.</p>
17	Operational Compliance Reporting	Two six-monthly operational compliance reports (OCR) are due	Two six-monthly OCRs were prepared for the 2024 review period:

Activity #	Aspect	Activities Forecast in 2023	Outcome in 2024
		to be undertaken for the 2024 review period.	<ul style="list-style-type: none"> - OCR #8 (Tactical Group, 19 July 2024) - OCR #9 (Tactical Group, 30 December 2024). <p>The findings of the two CCRs for the review period are summarised in Section 4.3.</p>

2.1.3. Construction Activities

The following construction activities were undertaken during the review period:

- earthworks and drainage works for on-site stormwater detention (OSD) #10
- construction of new sediment basins for OSD 10 works
- general waste and material movement for site handover
- installation of gross pollutant traps in clean water swale
- sewer rising main installation
- grout-fill of the decommissioned sewer
- OSD and landscape maintenance
- removal of redundant communication cables and watermain.

2.1.4. Operational Activities

The following operational activities were undertaken during the review period:

- warehouses 1, 3, 4, 5, 7a and 7b are occupied and operational
- warehouse 6 is occupied but not currently operating
- movement and storage of containers/ goods in and out of the terminal via rail
- transfer of containers between terminal and warehouses via internal transfer vehicles
- pick-up and delivery of goods to warehouses via truck movements
- warehousing and administrative activities
- security, maintenance and monitoring of all infrastructure and equipment related to the above activities.

3. Environmental Performance

This section provides a review of the monitoring results and associated environmental outcomes for the review period. Recorded results are considered against relevant statutory requirements, limits or performance measures/criteria, and the requirements of any plan or program required under the SSD 7628 development consent.

3.1. Air quality

Air quality monitoring results for the review period are summarised in Table 3-1.

Table 3-1 Air quality monitoring results

Development Phase	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Construction	Deposited dust must not exceed 3g/m ² /month at the closest off-site sensitive receiver.	CoC B55 MPE Stage 2 Environmental Impact Statement (EIS), Appendix M (Rambol Environ, 2016)	No monitoring was completed at the closest off-site sensitive receiver; site boundary monitoring was undertaken in the alternative.	Dust Deposition Summary Reports (prepared by Site Environmental and Remediation Services) undertaken between 10/11/2023 – 30/12/2024.
	Deposited dust assessed as insoluble solids.	Section 4.1.2 Construction Air Quality Management Plan (CAQMP)	Two exceedances of the 3g/m ² /month were identified during the review period.	

Development Phase	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Construction	Asbestos – 0.01 fibres/mL	SafeWork NSW Asbestos Code of Practice (2019) Section 10.6 Asbestos Management Plan	Airborne asbestos monitoring was required on two occasions during the reporting period. All reported results were satisfactory and conformed with the minimum action level of less than 0.01 fibres/mL.	NA
Construction and Operation	24-hour average: PM _{2.5} - 25 µg/m ³ PM ₁₀ - 50 µg/m ³	National Environment Protection (Ambient Air Quality) Measure Section 4.1.2 CAQMP Table 4.2 Precinct Operational Air Quality Management Plan (POAQMP)	PM_{2.5}: One exceedance was recorded between November 2023 and October 2024. PM₁₀: 11 exceedances were recorded between November 2023 and October 2024. Results for November and December 2024 will be included as part of the 2025 Annual Review.	Operational Air Quality Six Monthly Compliance Report #8 – November 2023 to April 2024 Operational Air Quality Six Monthly Compliance Report #9 – May 2024 to October 2024
Operation	1 hour average: NO ₂ – 0.12ppm 8-hour average: CO – 9.0ppm	Table 4.2 OAQMP	No exceedances of the NO ₂ or CO criteria were recorded during the review period.	Operational Air Quality Six Monthly Compliance Report #8 – November 2023 to April 2024 Operational Air Quality Six Monthly Compliance Report #9 – May 2024 to October 2024

3.1.1. Depositional Dust

Due to property access constraints preventing the installation of monitors, no monitoring was undertaken at the closest off-site sensitive receiver(s). In the alternative, monitors were located at the boundary of the MPE development to provide indicative results. As monitoring results are closer to the development, the results are higher than what would be expected at the off-site sensitive receivers.

CoC B55 identifies that 'deposited dust must not exceed an increase of $2\text{g}/\text{m}^2/\text{month}$ or maximum of $4\text{g}/\text{m}^2/\text{month}$ at the closest off-site sensitive receiver'. The MPE S2 EIS established a deposited dust background level of $1\text{g}/\text{m}^2/\text{month}$. The applicable criteria for the Development, from which exceedances may be identified, is an increase of $2\text{g}/\text{m}^2/\text{month}$ on an established background of $1\text{g}/\text{m}^2/\text{month}$ i.e $3\text{g}/\text{m}^2/\text{month}$.

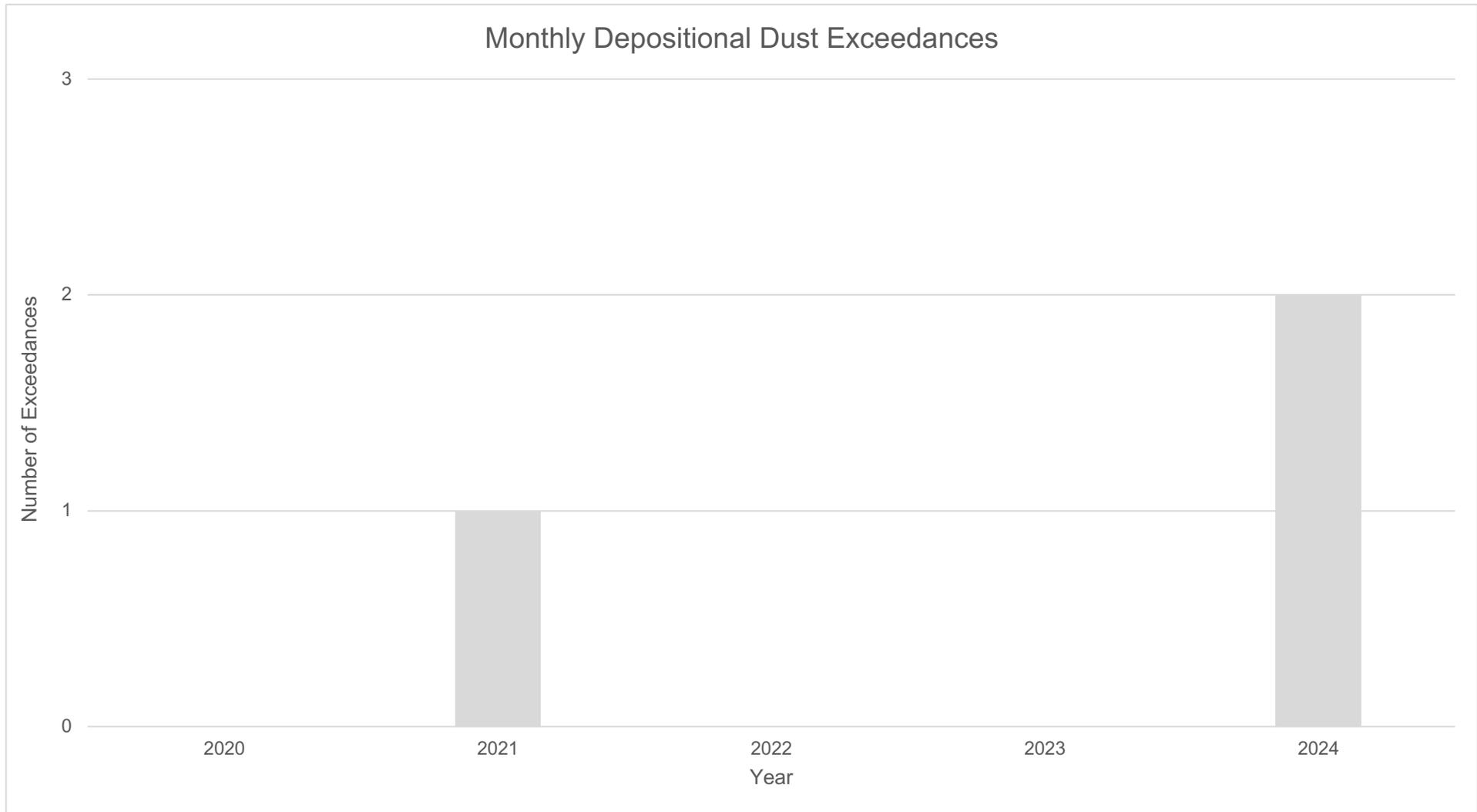
Two exceedances of the $3\text{g}/\text{m}^2/\text{month}$ criteria and no exceedances of the $4\text{g}/\text{m}^2/\text{month}$ maximum criteria were identified during the review period. One exceedance was recorded between 01 March 2024 and 08 April 2024 at depositional dust gauge (DDG) #1. DDG 1 is located at the north-eastern boundary of the MPE development site. The second exceedance identified during the review period occurred at DDG 2 between 06 May 2024 and 03 June 2024. DDG 2 is located along the eastern boundary of the MPE development site. As both identified exceedances were less than $1\text{g}/\text{m}^2/\text{month}$ above the $3\text{g}/\text{m}^2/\text{month}$ criteria and installed dust monitors are positioned on the boundary of the MPE development, exceedances are indicative only and do not necessarily reflect an exceedance of criteria at the closest off-site sensitive receiver(s).

The number of exceedances recorded for the 2020 – 2024 review periods is illustrated in Figure 3-2.

Depositional dust monitoring results during the review period are consistent with that recorded for the 2023, 2022, 2021 and 2020 review periods. Consistency of the results demonstrate that dust continues to be effectively managed through implementation of the measures outlined in the MPE Stage 2 CAQMP, as predicted in the Environmental Impact Statement (EIS) (Arcadis, December 2016) and is reflective of the progression of operational activities on the MPE Stage 2 Site.

No complaints relating to air quality as a result of MPE S2 activities were received during the review period.

Figure 3-1 Depositional Dust Exceedances 2020 – 2024



3.1.2. Asbestos Monitoring

Airborne asbestos monitoring was undertaken on two occasions during the 2024 review period. Both monitoring events were related to stockpile relocation works as part of the MAUW. All reported results were satisfactory and conformed with the minimum action level of less than 0.01 fibres/mL.

3.1.3. Real Time Air Quality

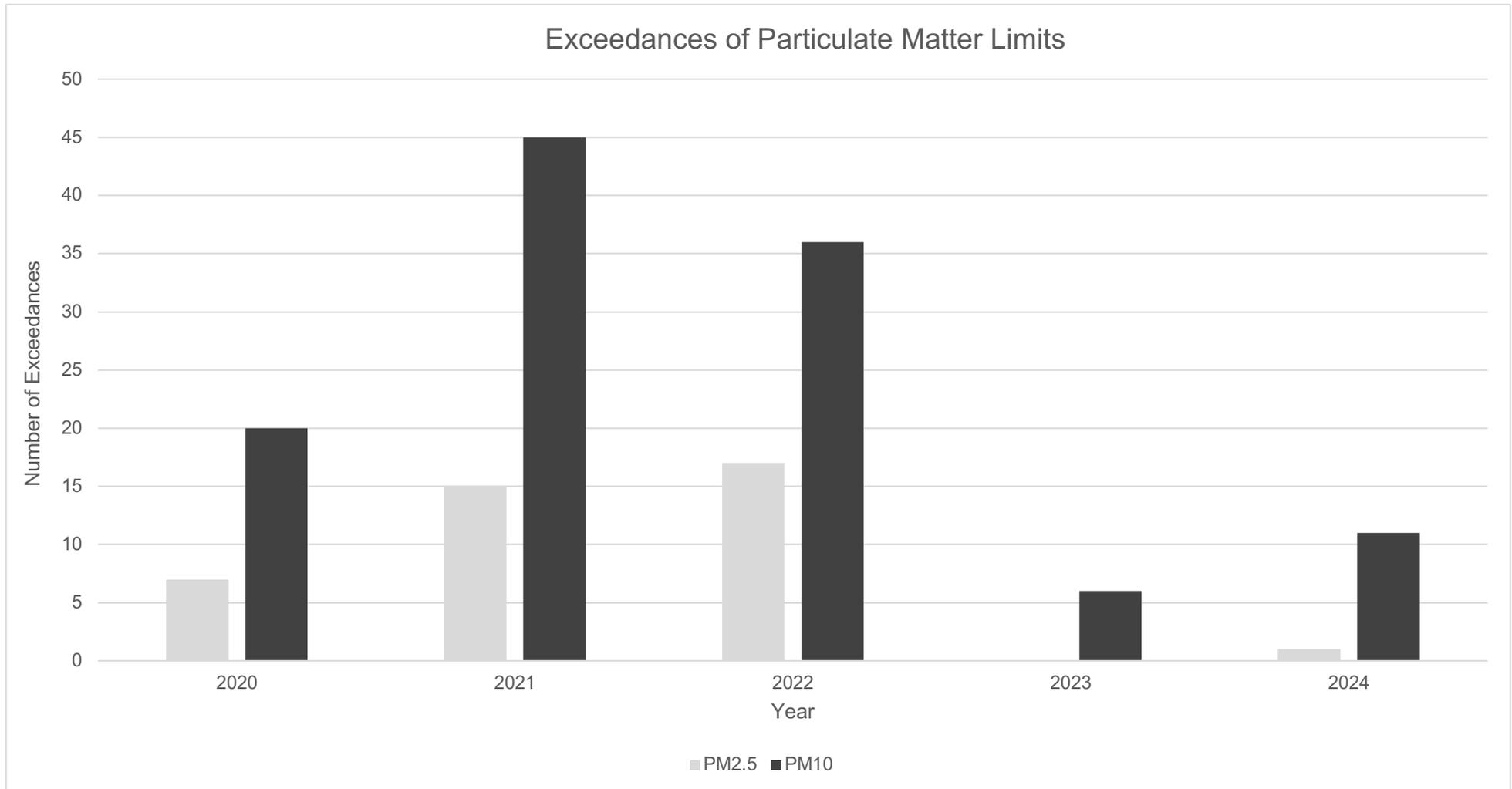
3.1.3.1. PM_{2.5}

One exceedance of the PM_{2.5} 24-hour average criteria was reported between November 2023 – October 2024. The exceedance was recorded on 30 November 2023 at monitor ‘AQM03’ which is located to the west of the MPW development site and is approximately one kilometre to the north-west of train operations. The total number of PM_{2.5} exceedances during the review period was higher than that of the previous review period (May 2022 - November 2023), within which no criteria exceedances were identified. The single exceedance coincided with both work outside of standard hours within the MIP and a day when trains were entering/exiting the MPE development site. However, AQM03 is located approximately 1km from the relevant works areas and train operations and is as such unlikely to be attributable to these sources. The trend in PM_{2.5} exceedances is illustrated by Figure 3-2 below.

3.1.3.2. PM₁₀

Eleven exceedances of the PM₁₀ criteria were reported between November 2023 – October 2024. Of these eleven exceedances, ten were recorded at AQM03. The number of exceedances for PM₁₀ increased from the previous review period (May 2022- November 2023) within which six exceedances were recorded. The trend in PM₁₀ exceedances is illustrated by Figure 3-2 below. Exceedances recorded during the review period have potentially been contributed to by regional alterations to air quality (e.g. hazard reduction burns), drier weather conditions, out of standard hours work within the MIP (noting that the monitor at which the majority of exceedances were recorded is located more than a kilometre west of the works area). Monitoring of particulate matter will continue to be undertaken during the 2025 review period.

Figure 3-2 Particulate Matter Criteria Exceedances 2020 – 2024



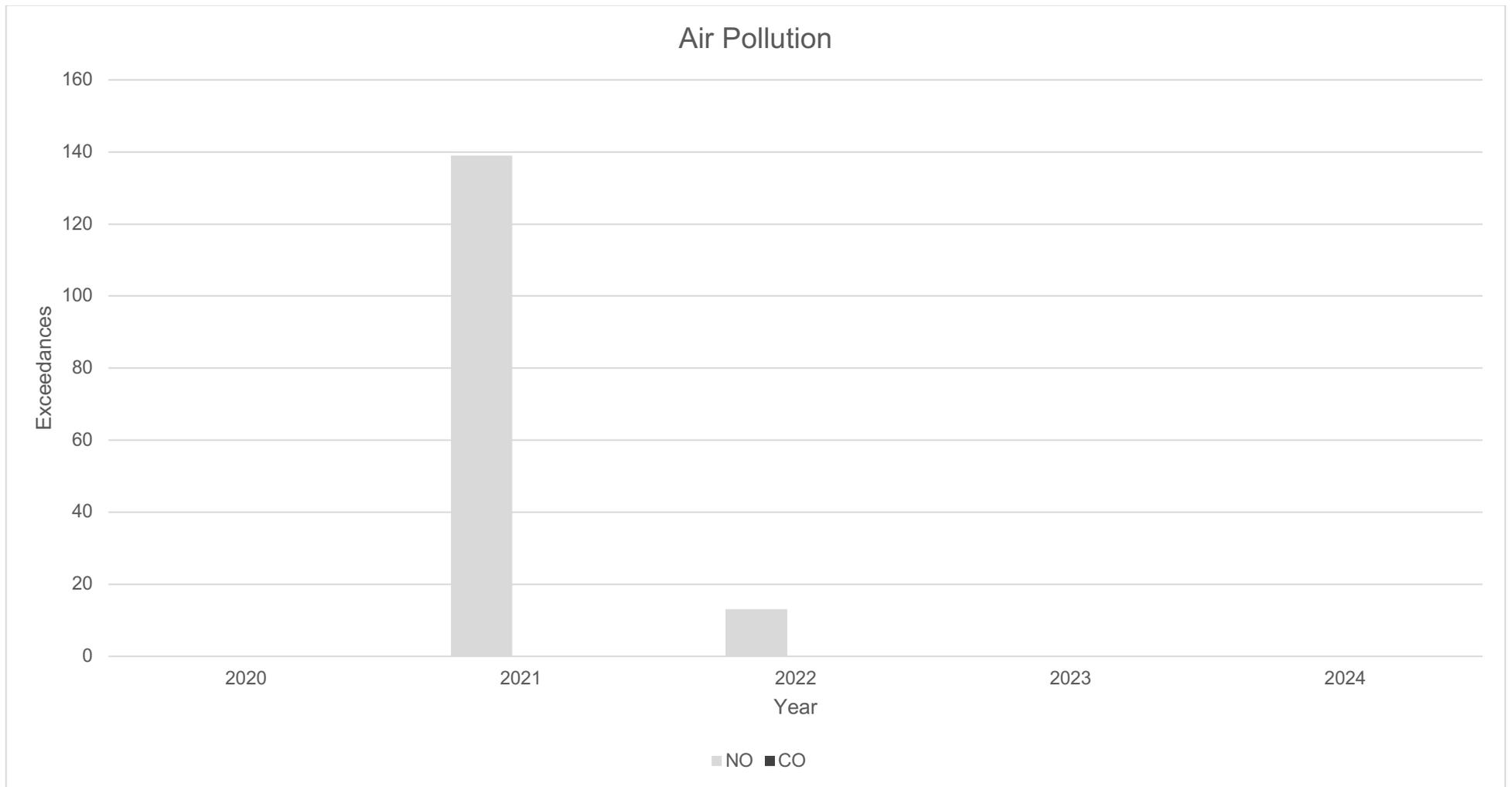
3.1.3.3. NO₂

No exceedances of the NO₂ criteria were reported during the review period. Recorded levels of NO₂ remained consistent with the results of the 2023 review period (Figure 3-3). The stability of these results indicates that levels of NO₂ continue to be managed effectively through implementation of the POAQMP. To support the continued management of NO₂, real time air quality monitoring will continue to be undertaken in 2025 in accordance with the requirements of the POAQMP.

3.1.3.4. CO

No exceedances of the CO criteria were reported during the review period. Recorded levels of CO remained consistent with the results of the 2023 review period. The stability of these results indicates that levels of CO continue to be managed effectively through implementation of the POAQMP. To support the continued management of CO, real time air quality monitoring will continue to be undertaken in 2025 in accordance with the requirements of the POAQMP.

Figure 3-3 NO₂ and CO Criteria Exceedances 2020 – 2024



3.2. Water Quality

Water quality monitoring results for the review period are summarised in Table 3-2 below.

Table 3-2 Water quality monitoring results

Development Phase/ Monitoring Type	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Construction Environmental Protection Licence No. 21054 (EPL)	pH: 6.5-8.5 Turbidity:<50mg/L TSS or <25 NTU	EPL L2.4	Between 4 June 2023 and 4 June 2024 no discharges related to MPE S2 construction activities were undertaken.	EPL 21054 Monitoring Data (4 June 2023- 3 June 2024) (Aspect Environmental) EPL Annual Return (Aspect Environmental, 12 July 2024)
Operations Stormwater Monitoring	<i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) (ANZECC Guidelines)</i> <ul style="list-style-type: none"> pH: 6.5-8.5 Turbidity: 50 NTU TSS: 50mg/L Total phosphorus: 25µg/L Total Nitrogen: 120µg/L 	CoC: B40, B43, B44 and B49 Table 4-1 and Table 4-2 Stormwater Infrastructure Operation Maintenance Plan (SIOMP)	Three exceedances of the pH trigger level were recorded at three monitoring locations during the review period. One exceedance of the turbidity trigger level was recorded during the review period. One exceedance of the TSS trigger level was recorded during the review period. Five exceedances of the phosphorus trigger level were recorded during the review period.	Moorebank Logistics Park East Precinct: Autumn Stormwater Network Water Quality Monitoring Data & Reporting (Apical Bushfire and Planning, April 2024) Moorebank Logistics Park East Precinct: Spring Stormwater Network Water Quality Monitoring Data & Reporting (Apical Bushfire and Planning, October 2024)

Development Phase/ Monitoring Type	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
	<ul style="list-style-type: none"> • Kjeldahl Nitrogen: 120µg/L • Dissolved Metals: ANZECC variable • Hydrocarbons: ANZECC variable • PFAS: PFAS NEMP Guidelines variable • PFOA: PFAS NEMP Guidelines variable 		<p>Six exceedances of the nitrogen trigger level were recorded during the review period.</p> <p>Six exceedances of the Kjeldahl Nitrogen trigger level were recorded during the review period.</p> <p>No exceedances of dissolved metal trigger levels were recorded during the review period.</p> <p>No exceedances of the hydrocarbon trigger levels were recorded during the review period.</p> <p>No exceedance of the PFAS trigger level was recorded during the review period.</p> <p>No exceedances of the PFOA trigger level were recorded during the review period.</p>	
Operations	Exceedance of ANZECC Guidelines and Liverpool DCP water quality targets:	CoC: B106	Autumn Monitoring: No changes in the indicator variables attributed to the Development.	Moorebank Precinct East Stage 2: Biodiversity Monitoring in Anzac

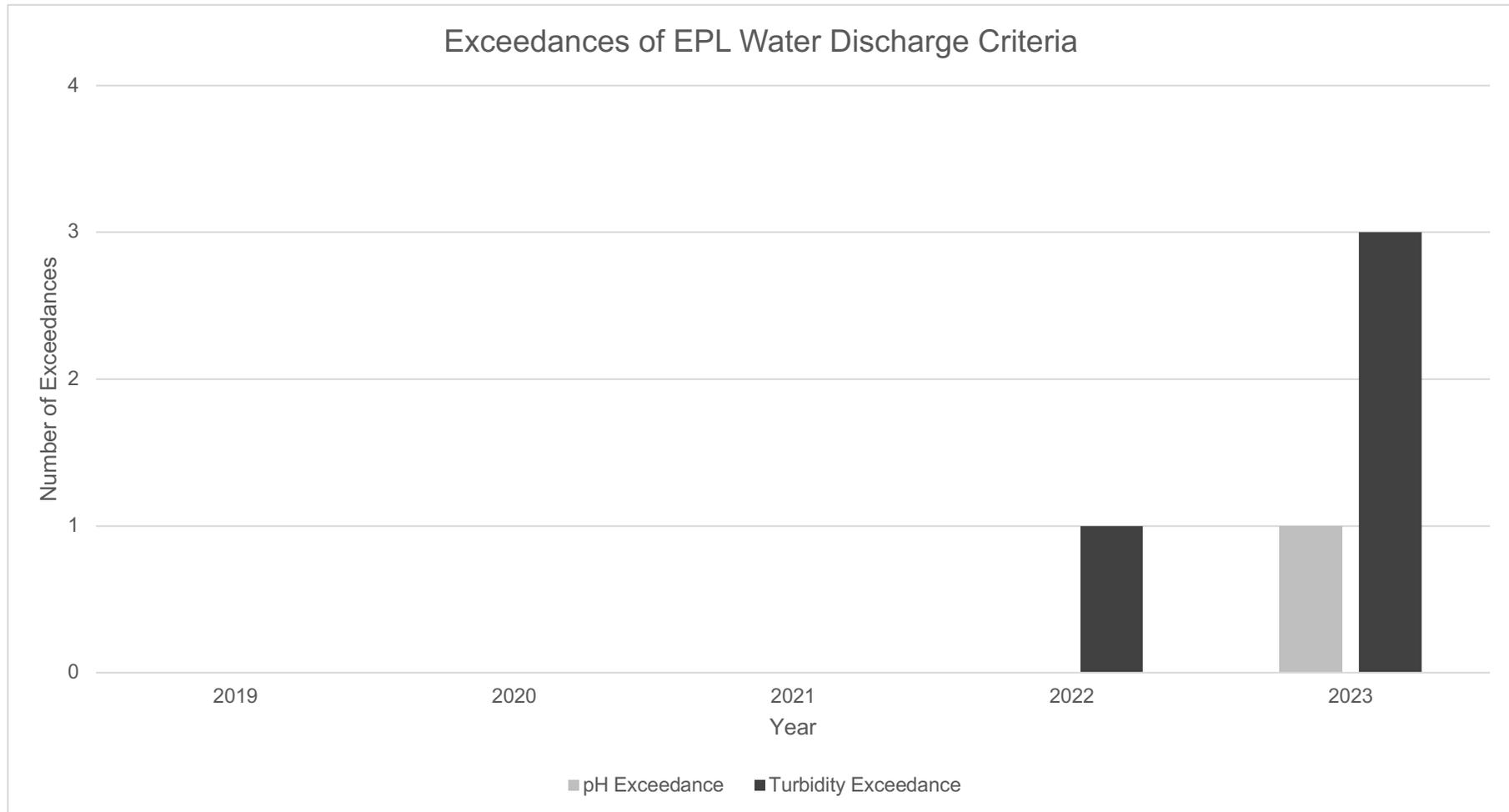
Development Phase/ Monitoring Type	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Aquatic Ecological and Water Quality Monitoring	<ul style="list-style-type: none"> • Surface water quality • Sediment monitoring • Aquatic macroinvertebrate • Fish assemblage 	<p>Table 4-2 Stormwater Infrastructure Operation</p> <p>MPE 2 Baseline Aquatic Ecological Monitoring Report and Biodiversity Monitoring Strategy</p>	<p>Spring Monitoring: No changes in the indicator variables attributed to the Development.</p>	<p>Creek (Autumn 2024 Survey) (21/08/2024, Bio-Analysis)</p> <p>Moorebank Precinct East Stage 2: Biodiversity Monitoring in Anzac Creek (Spring 2024 Survey) (07/02/2025, Bio-Analysis)</p>

3.2.1. EPL Discharge

The Development EPL identifies discharge points for the purpose of monitoring water quality during discharge events. Information regarding EPL discharge monitoring results, including exceedances of discreet criteria that do not result in environmental harm, is provided to the Environmental Protection Agency (EPA) through submission of an Annual Return. The 2024 Annual Return (Aspect Environmental, 12 July 2024) was submitted to the EPA on 1 August 2024, for the reporting period 4 June 2023 – 3 June 2024.

No discharges relating to MPE S2 activities were undertaken in 2024. Results from the Annual Return for the period 04 June 2024 – 03 June 2025 will be included in the 2025 Annual Review.

Figure 3-4 EPL Water Discharge Criteria Exceedances 2020 – 2024



3.2.2. Operational Stormwater

Monitoring of operational stormwater on MPE Stage 2 is undertaken in accordance with the requirements of the Baseline Aquatic Ecological Monitoring Report and Biodiversity Monitoring Strategy (Arcadis, June 2018), and the SIOMP (23 January 2023), as required by CoC B43 and B44 of SSD 7628.

Trigger levels, for the identification of water quality exceedances, have been established through reference to the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC, 2000). During the review period, monitoring events occurred in both April and October 2024, with recorded results compared to the criteria established by the ANZECC Guidelines.

3.2.2.1. pH

There were three exceedances of pH recorded during the review period. A single exceedance was recorded at discharge point ('DP') 6 in April 2024. DP6 is used to store site stormwater with no controlled releases from DP6 occurring following the exceedance. Subsequent sampling undertaken in October 2024 determined that the pH at DP6 was within the acceptable range. In October 2024, exceedances of the pH criteria were recorded at both DP1 and DP2. The identified exceedances are believed to be sampling anomalies caused by an extremely low concentration of water volume at the time of testing. The trend in pH between August 2020 and October 2024 is illustrated in Figure 3-5 below.

3.2.2.2. Turbidity

A single exceedance of the turbidity criteria was recorded at DP2 in October 2024. As with the exceedance of pH identified for DP2 above, elevated levels of turbidity are considered a sampling anomaly, resulting from an extremely low concentration of water at the sampling location. The trend in turbidity between August 2020 and October 2024 is illustrated in Figure 3-6 below.

3.2.2.3. TSS

A single exceedance of the total suspended solids ('TSS') criteria was recorded at DP2 in October 2024. This exceedance is considered to be a sampling anomaly, resulting from an extremely low concentration of water at the sampling location. The trend in turbidity between August 2020 and October 2024 is illustrated in Figure 3-7 below.

3.2.2.4. Phosphorus

Five exceedances of the phosphorus criteria were recorded during the review period, four more than that which was identified by the 2023 Annual Review. Exceedances of phosphorus criteria recorded at DP1 (April and October 2024) and DP2 (October 2024) were likely influenced by limited flow at the sampling location which has produced increased concentrations and minimal nutrient dilution within the sample. Although exceedances of phosphorus criteria were recorded at DP6 in both April and October 2024, levels remained within an acceptable range.

The trend in phosphorus between August 2020 and October 2024 is illustrated in Figure 3-8 below.

3.2.2.5. Nitrogen and Kjeldahl Nitrogen

Both the nitrogen and kjeldahl nitrogen criteria were exceeded in April and October 2024 across all three monitoring locations. At DP1, nitrogen levels increased to a peak value in April 2024, however had significantly lowered when sampled in October. Elevated levels of nitrogen at DP1, DP2 and DP6 in October 2024 were identified as potentially representing a statistical anomaly due to high concentration values of provided samples. Additional water quality monitoring following a rainfall event to mitigate sampling anomalies has been recommended.

The trend in nitrogen between August 2020 and October 2024 is illustrated in Figure 3-9 and 3-10 below.

3.2.2.6. Dissolved Metals

No exceedances of the criteria for dissolved metals were identified during the review period. Increases of copper and zinc recorded at DP2 during the previous review period have decreased and no longer represent an exceedance of the ANZECC criteria. Dissolved metals trends between August 2020 and October 2024 are illustrated in the following figures:

- Arsenic: Figure 3-11
- Cadmium: Figure 3-12
- Chromium: Figure 3-13
- Copper: Figure 3-14
- Nickel: Figure 3-15
- Lead: Figure 3-16
- Zinc: Figure 3-17
- Mercury: Figure 3-18.

3.2.2.7. Hydrocarbons

Limited variance in hydrocarbon levels was identified during the review period, with no criteria exceedances recorded.

3.2.2.8. PFAS and PFOA

No exceedances of the PFAS or PFOA guideline criteria were recorded during the review period. Trends in PFAS and PFOA between August 2020 and October 2024 are illustrated in Figure 3-19 and Figure 3-20 respectively.

3.2.3. Aquatic Ecological and Water Quality Monitoring

Results during the 2024 review period demonstrated no evidence of changes in the indicator variables (Bio-Analysis, August 2024 and February 2025) including:

- bed and bank stability
- surface water and sediment quality
- assemblages of aquatic macroinvertebrates and fish.

Aquatic Ecological and Water Quality Monitoring during the review period has continued to be undertaken in accordance with the Baseline Aquatic Ecological Monitoring Program (Biosis, 2018). This monitoring is intended to assist with determining whether any change in stream health or water quality is occurring as a result of the MPE Development.

Figure 3-5 pH Monitoring Results August 2020 - October 2024

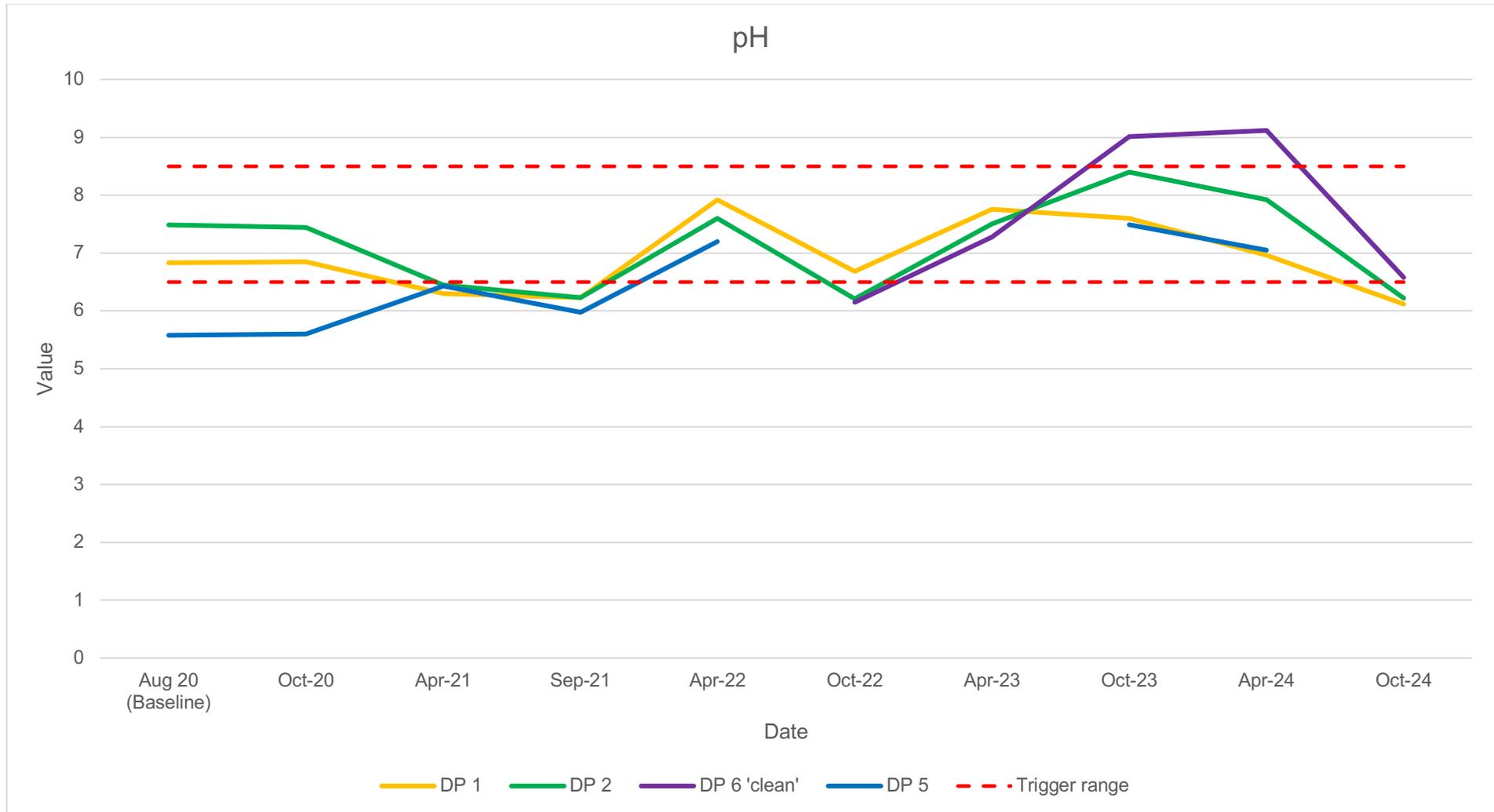


Figure 3-6 TSS Monitoring Results August 2020 - October 2024

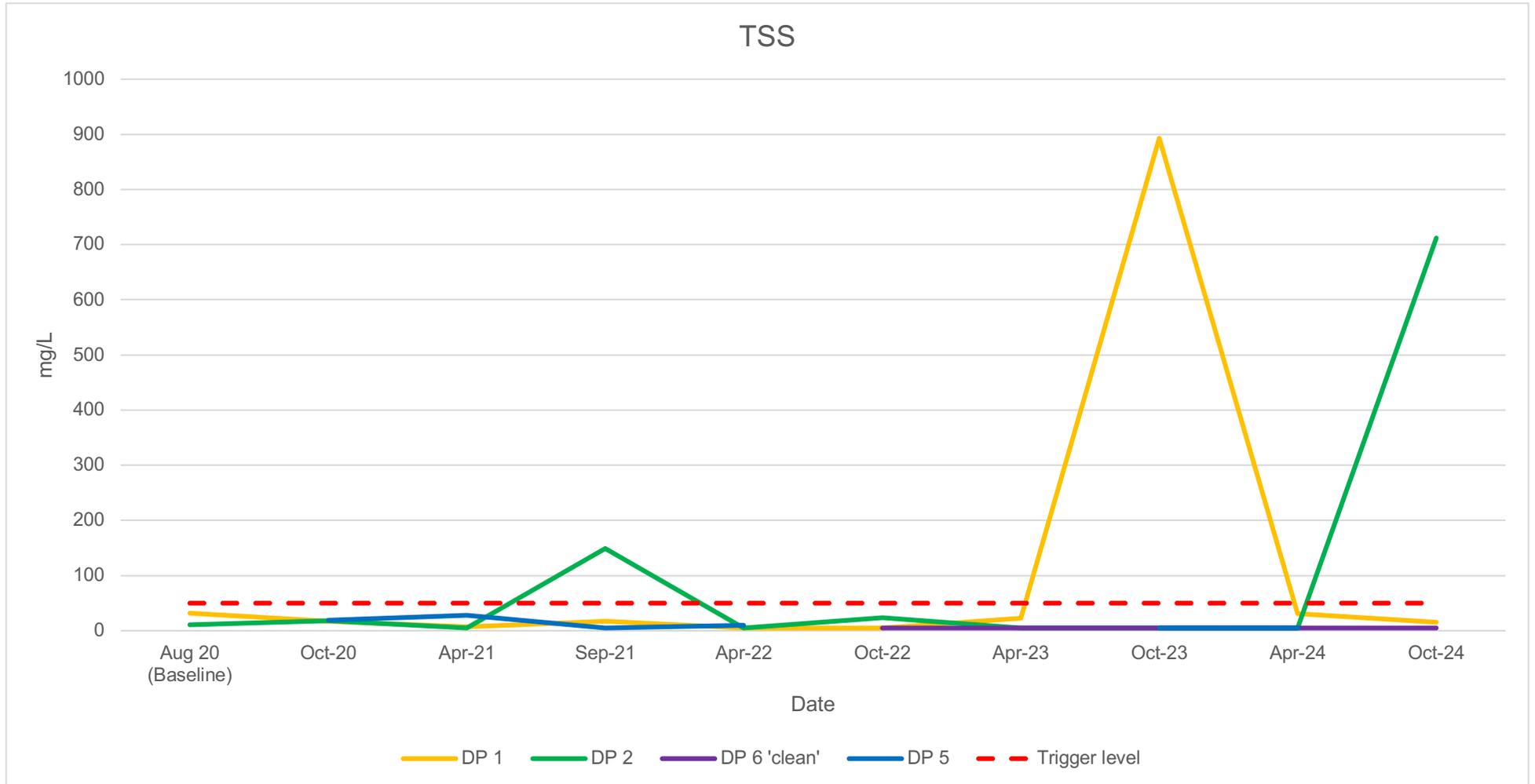


Figure 3-7 Turbidity Monitoring Results August 2020 - October 2024

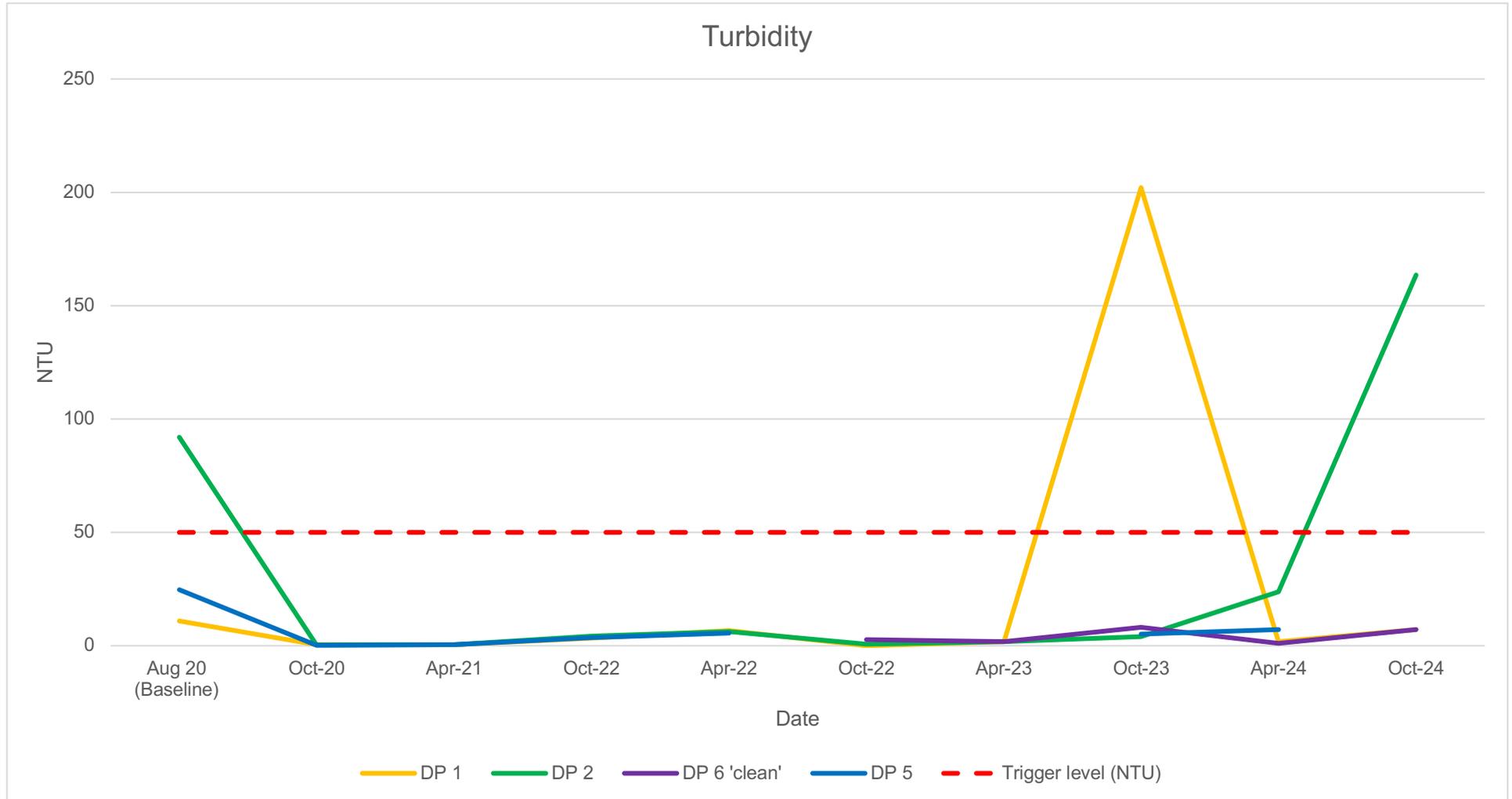


Figure 3-8 Phosphorous Monitoring Results August 2020 - October 2024

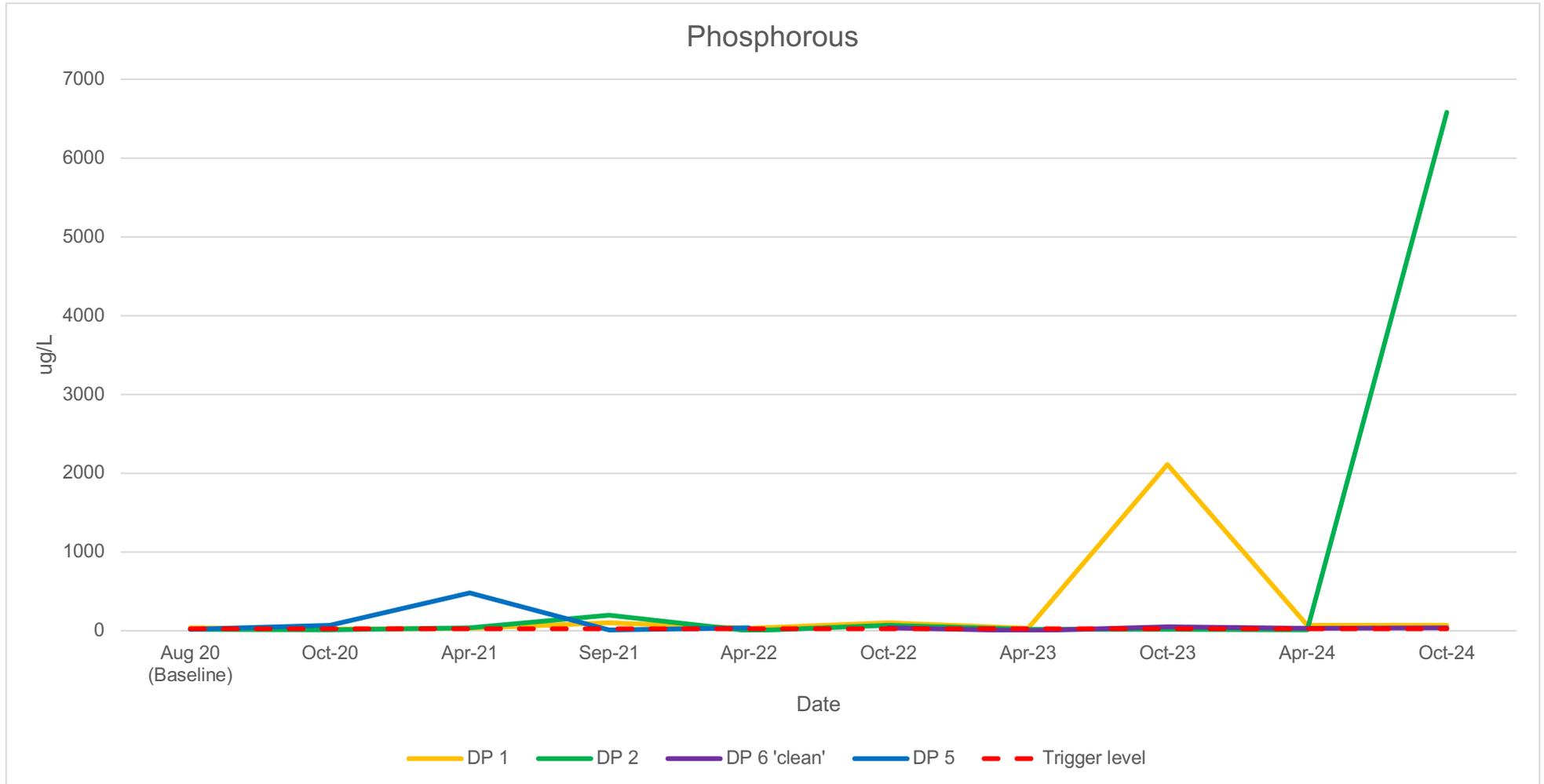


Figure 3-9 Nitrogen Monitoring Results August 2020 - October 2024

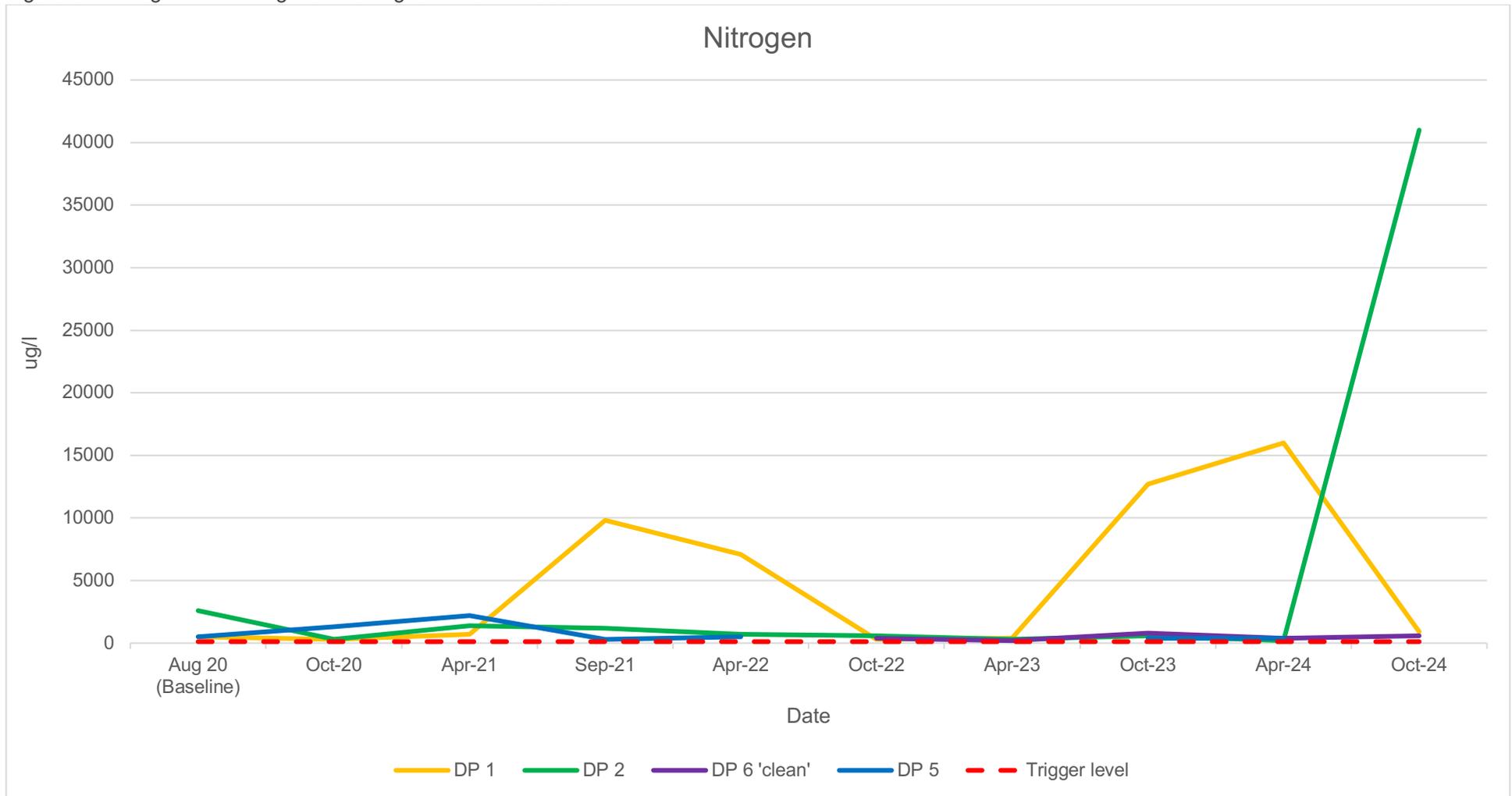


Figure 3-10 Kjeldahl Nitrogen Monitoring Results August 2020 - October 2024

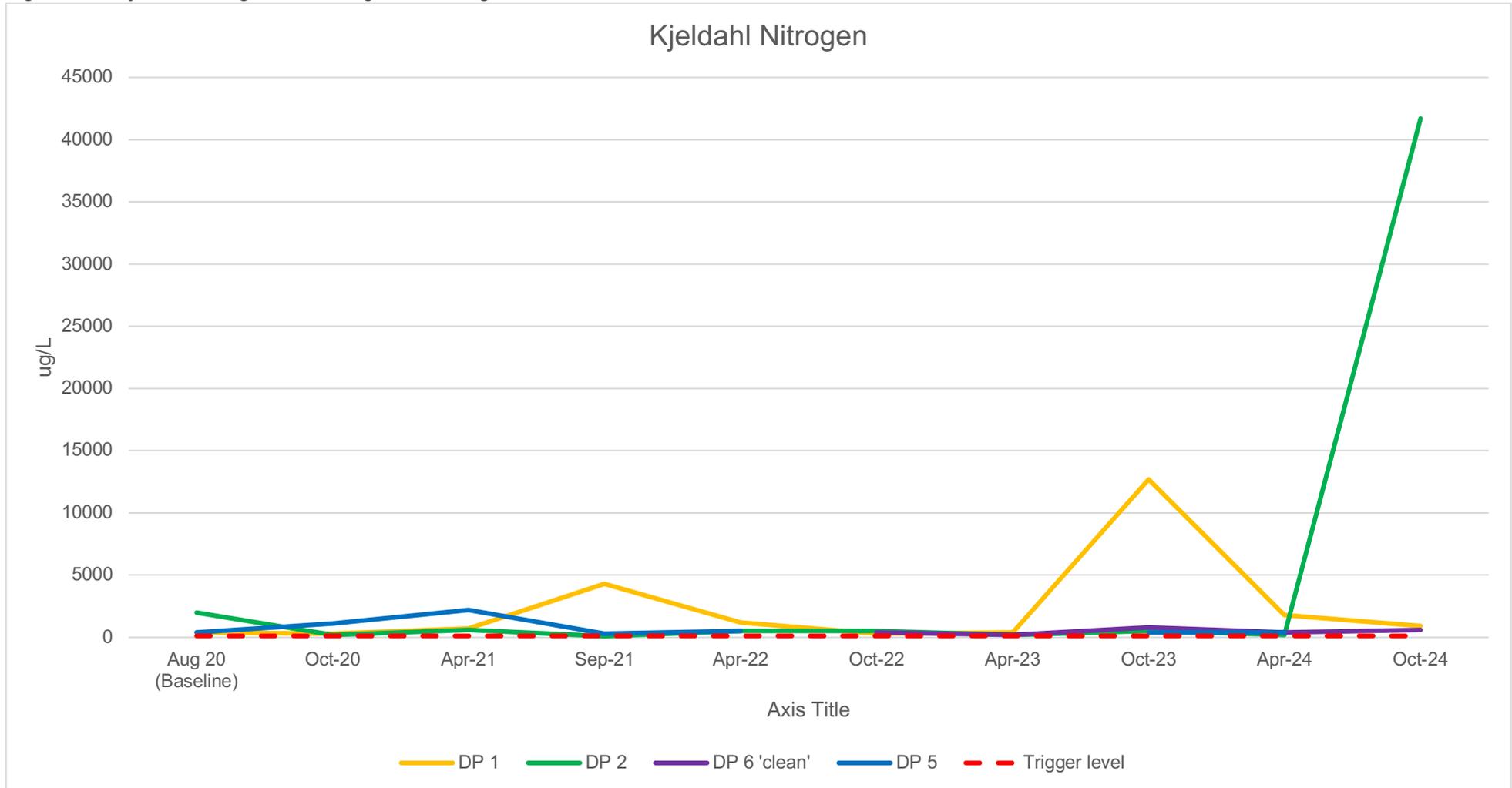


Figure 3-11 Arsenic Monitoring Results August 2020 - October 2024

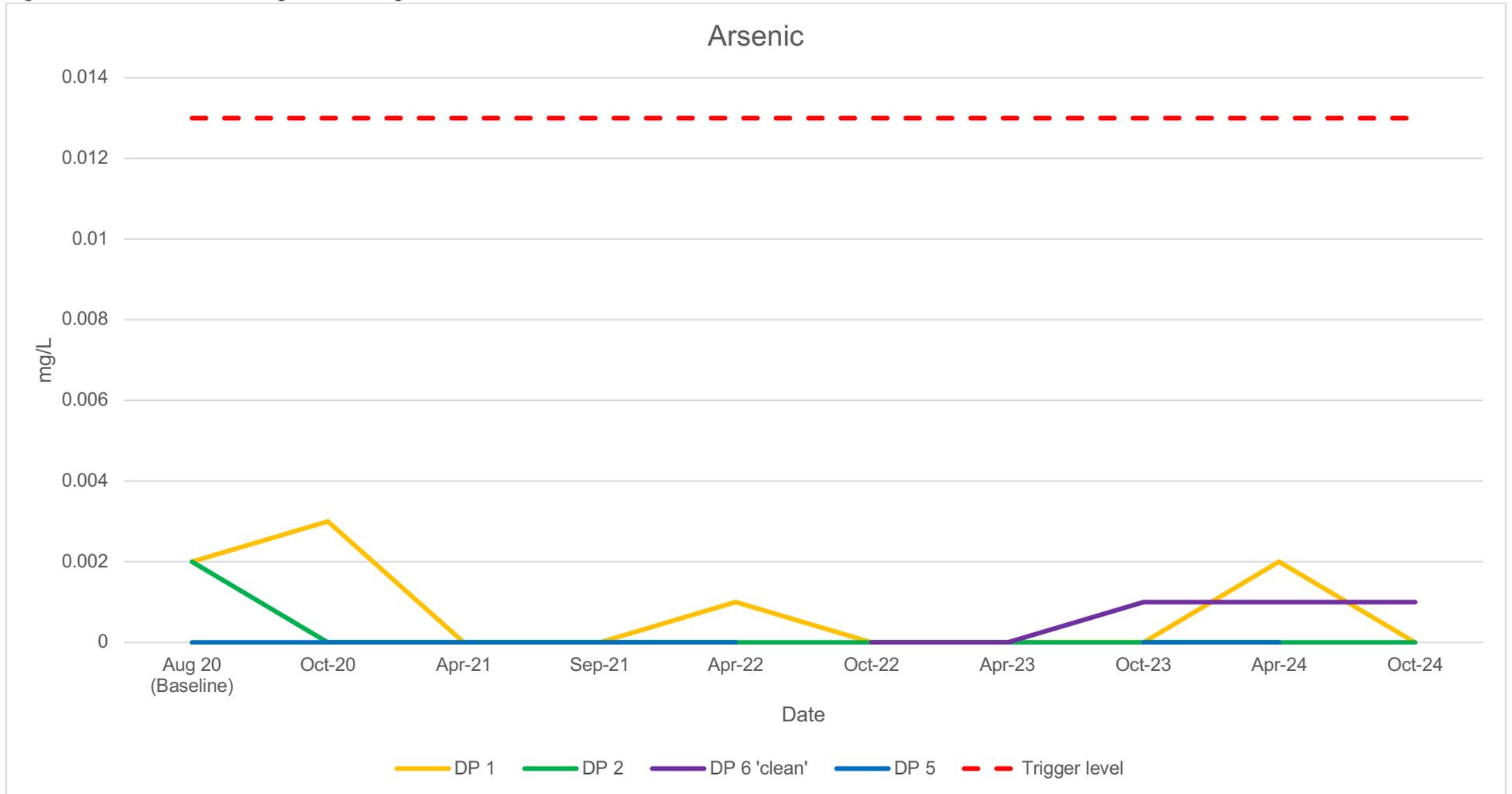


Figure 3-12 Cadmium Monitoring Results August 2020 - October 2024

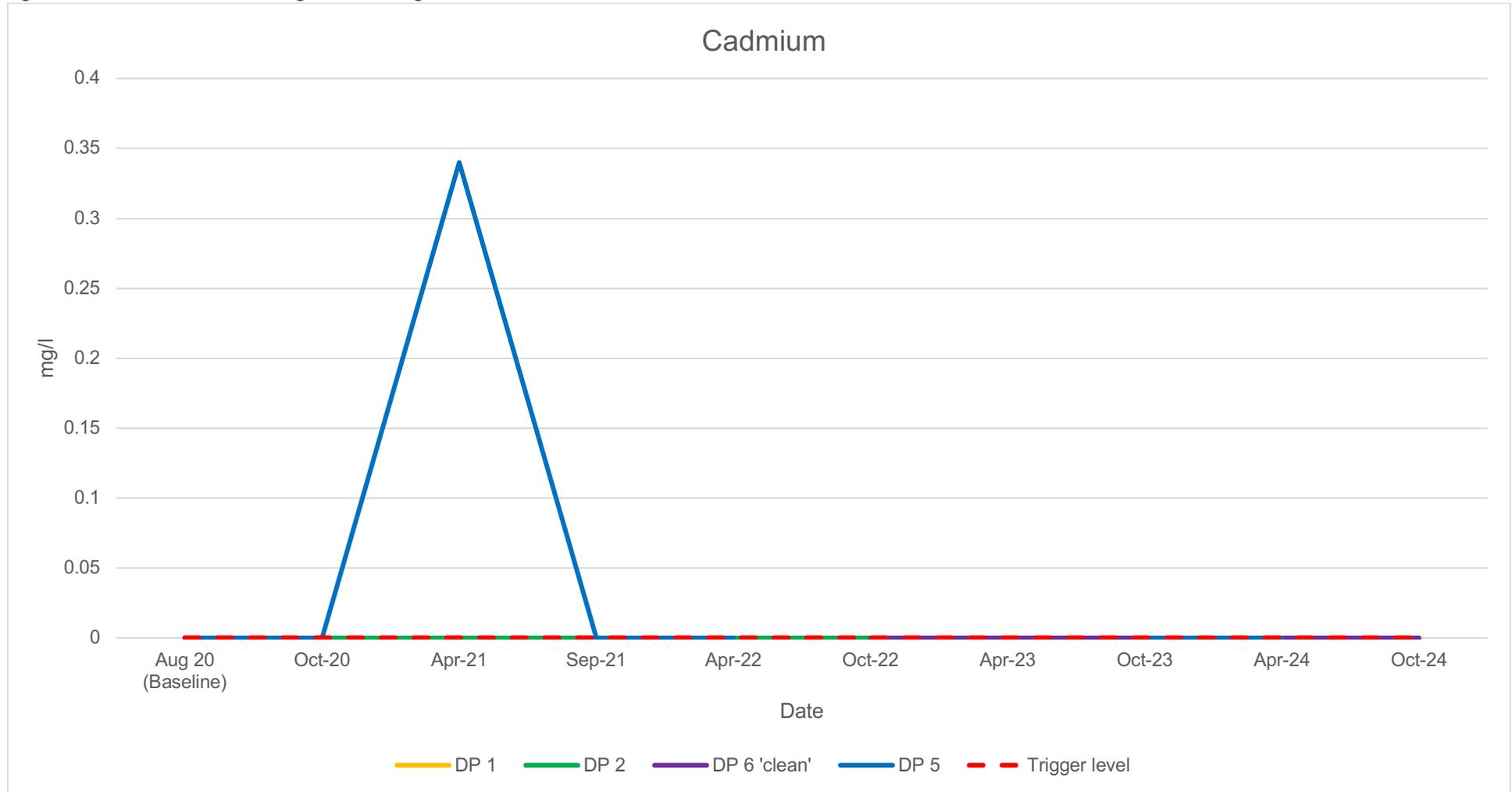


Figure 3-13 Chromium Monitoring Results August 2020 - October 2024

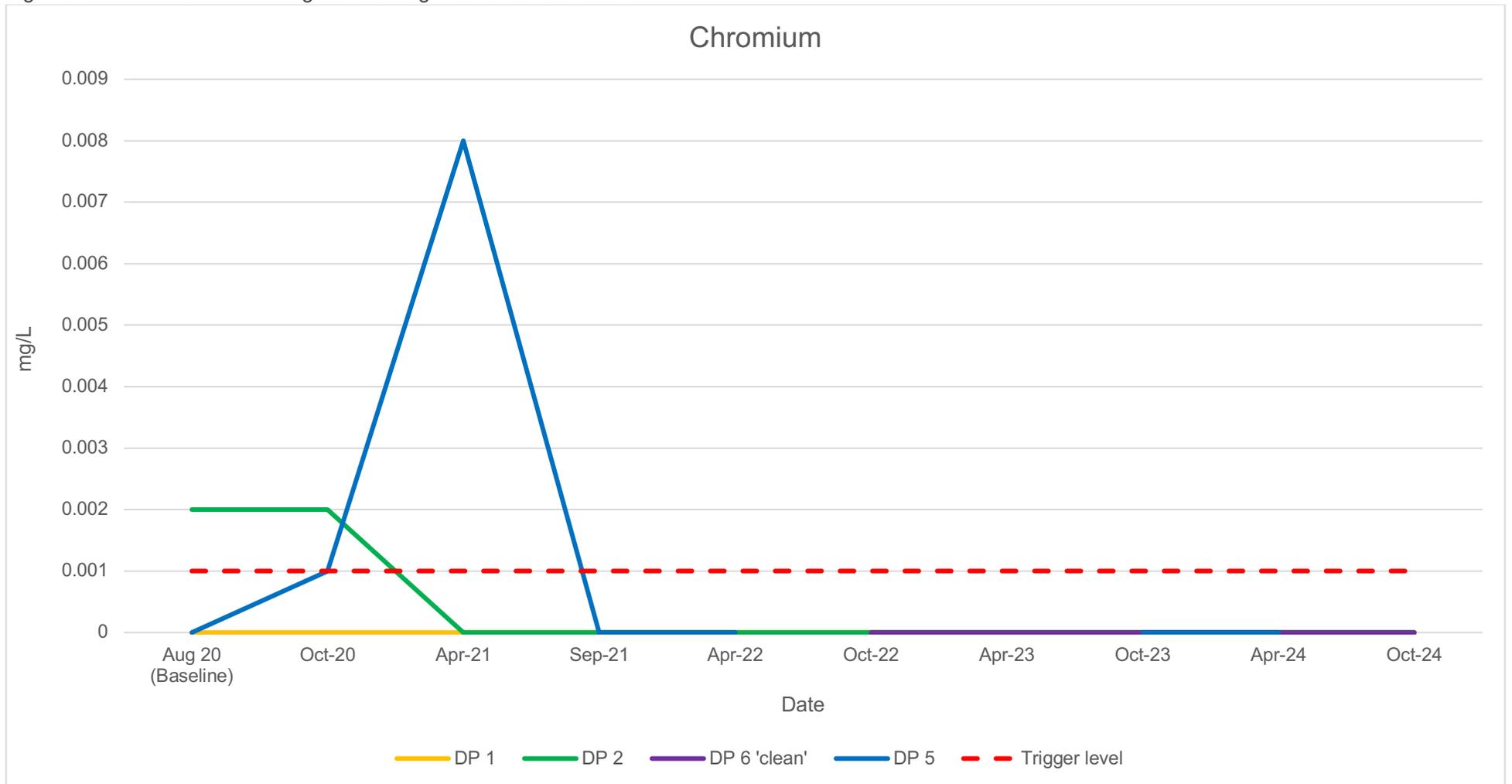


Figure 3-14 Copper Monitoring Results August 2020 - October 2024

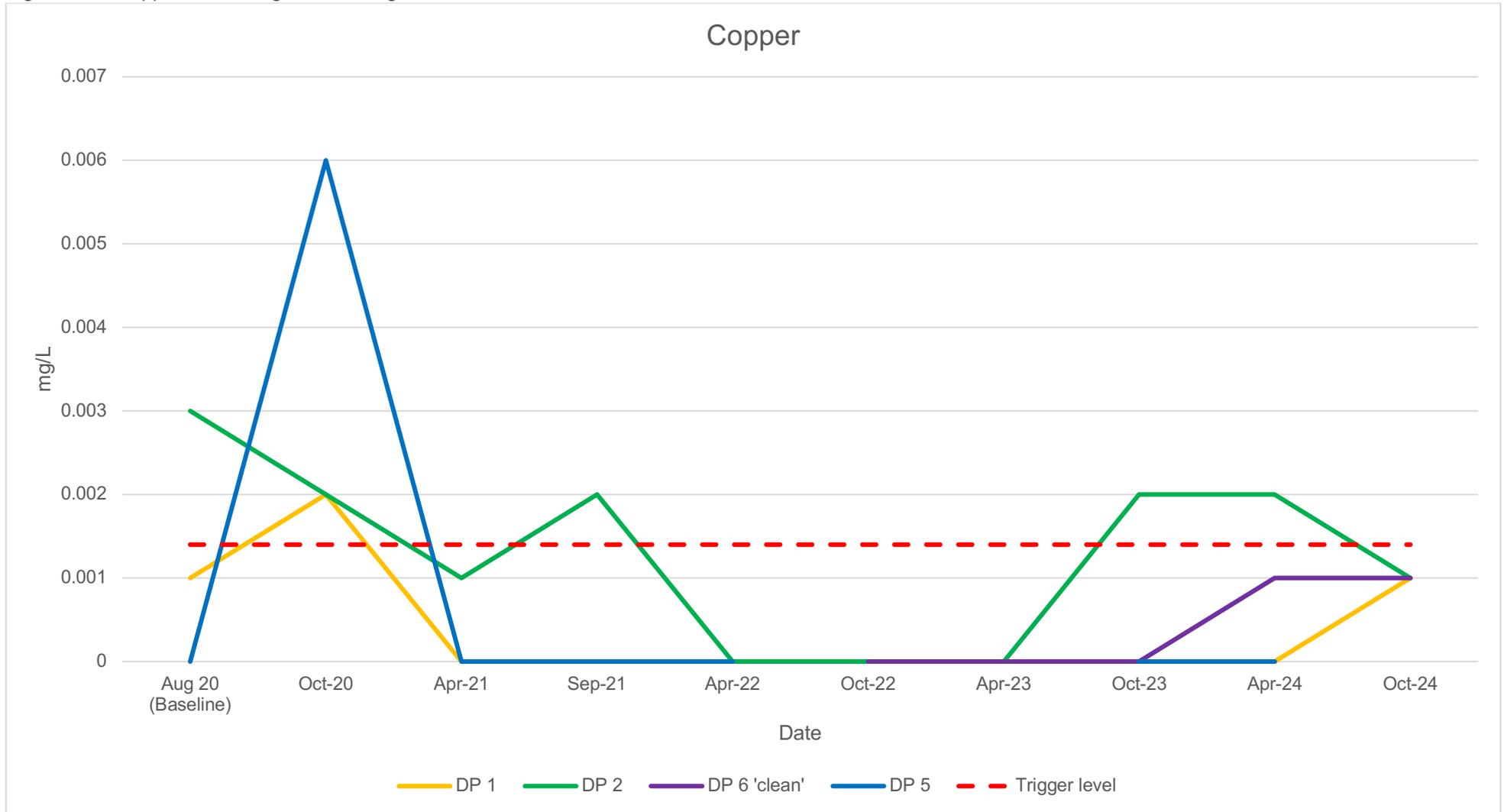


Figure 3-15 Lead Monitoring Results August 2020 - October 2024

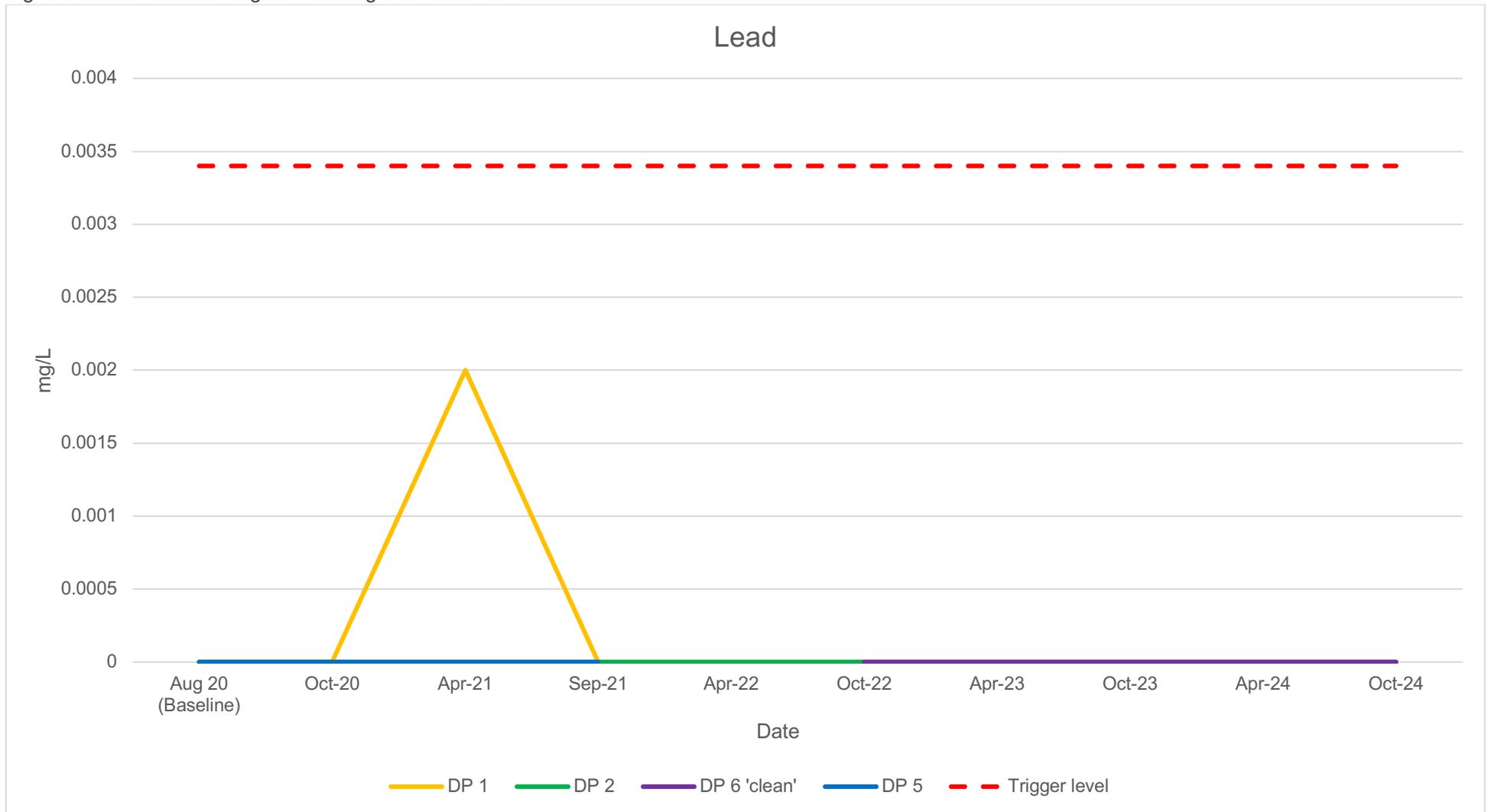


Figure 3-16 Nickel Monitoring Results August 2020 - October 2024

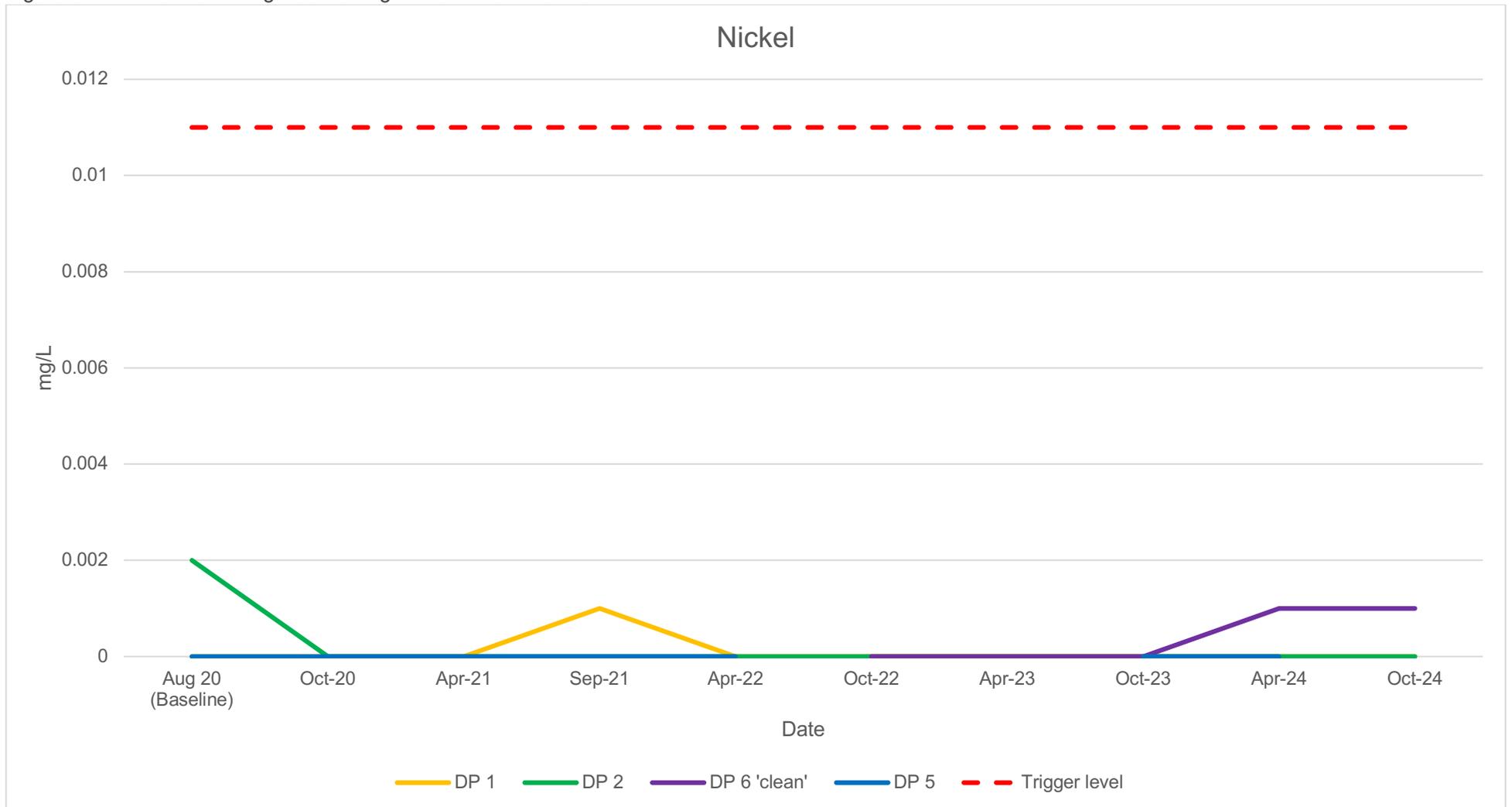


Figure 3-17 Mercury Monitoring Results August 2020 - October 2024

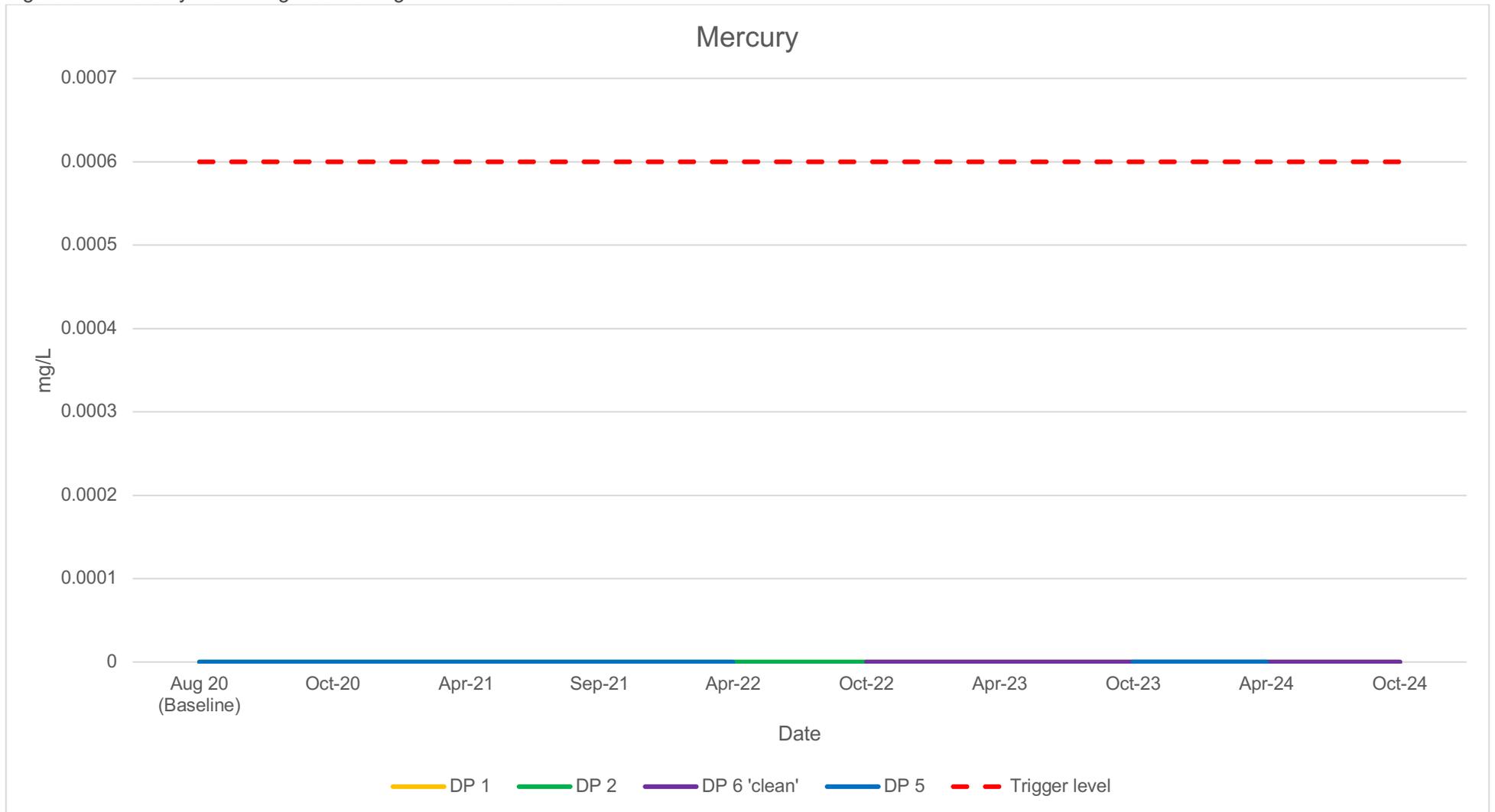


Figure 3-18 Zinc Monitoring Results August 2020 - October 2024

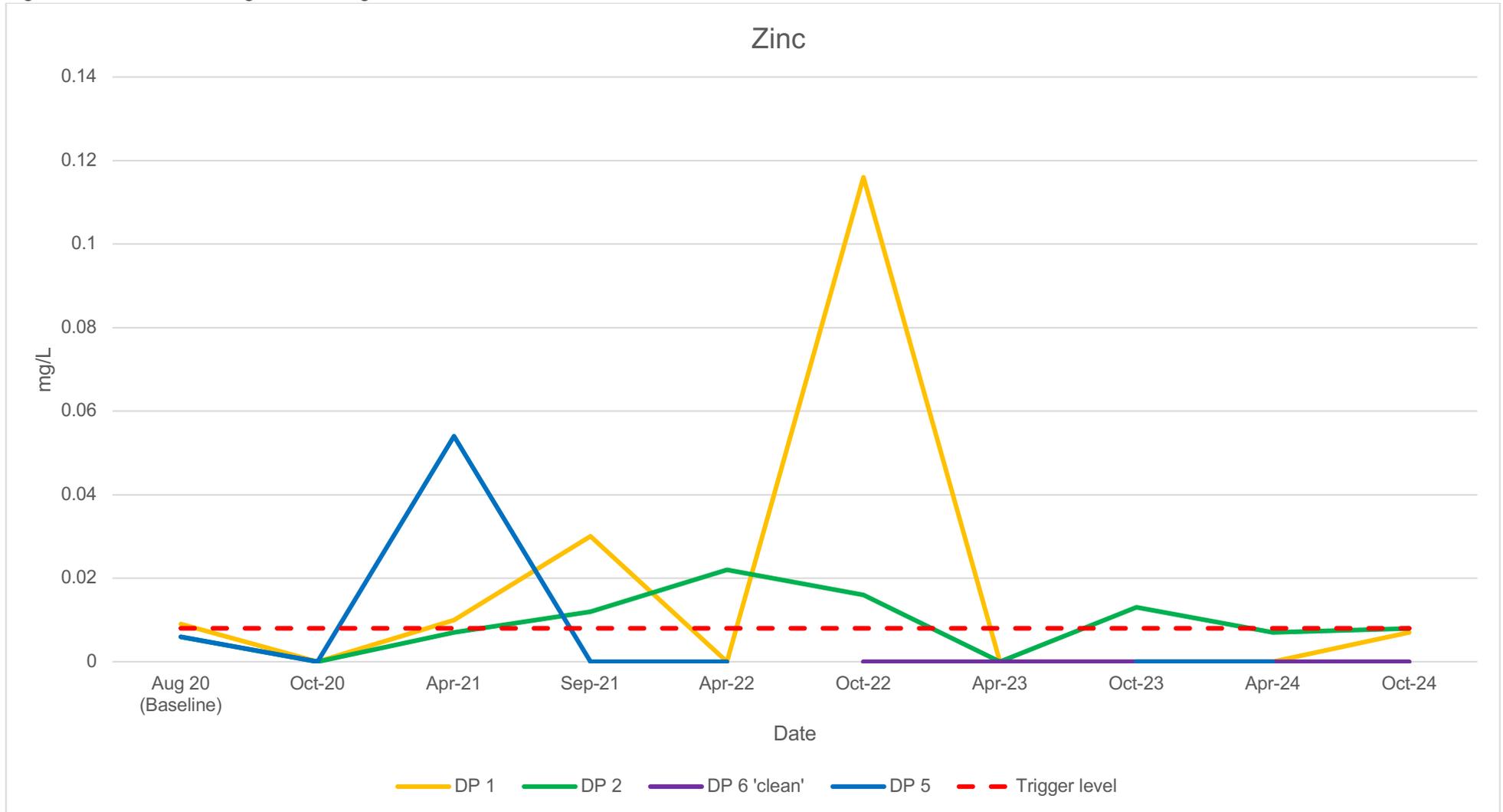


Figure 3-19 PFAS Monitoring Results August 2020 - October 2024

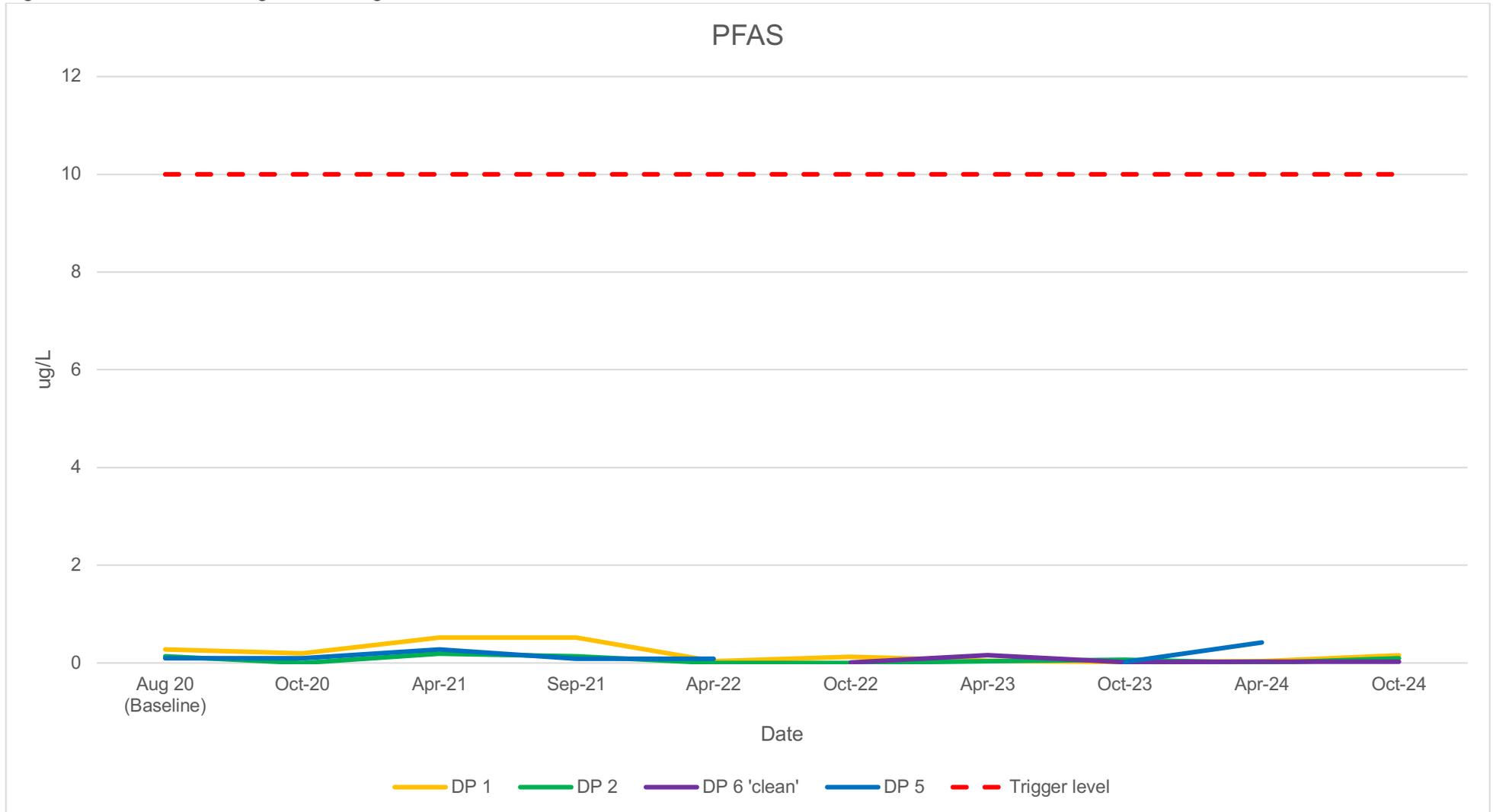
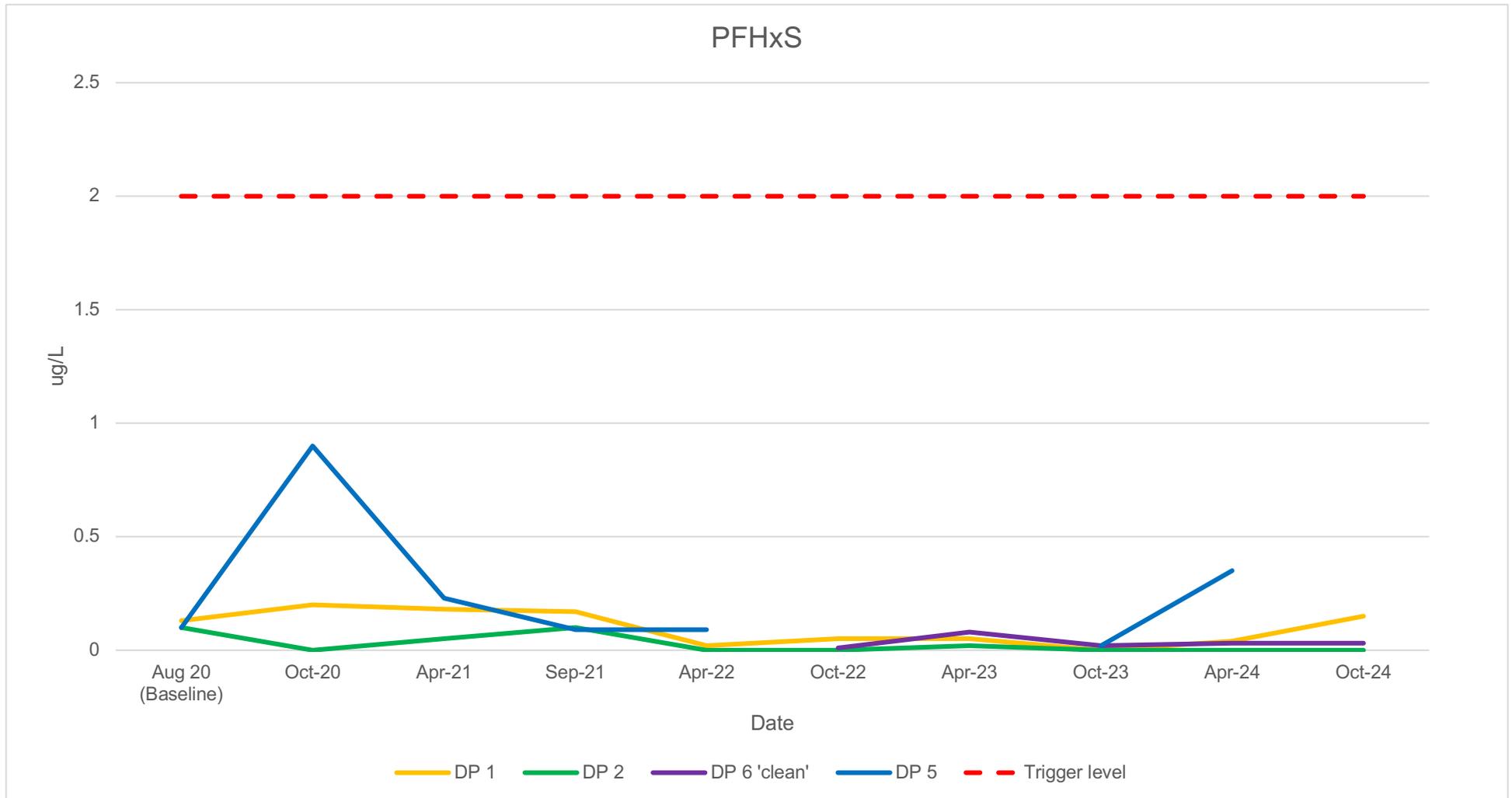


Figure 3-20 PFHxS Monitoring Results August 2020 - October 2024



3.3. Noise and Vibration

Noise and vibration monitoring results for the review period are summarised in Table 3-3.

Table 3-3 Noise and vibration monitoring results

Development Phase/ Monitoring Type	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Construction Attended Noise Monitoring	Noise Management Levels (NMLs) (Interim Construction Noise Guideline)	Section 4.1.2 of the Construction Noise and Vibration Management Plan (CNVMP) To be undertaken: <ul style="list-style-type: none"> In response to a complaint; Where Out of Hours Works (OOHW) are approved, and monitoring is required; and During Extended Hours Works (EHW). 	No noise complaints relevant to MPE Stage 2 construction works were received during the review period. No OOHW were undertaken for MPE 1 activities during the review period. No EHW were undertaken during the review period.	Moorebank Intermodal Complaints Register
Construction Attended Noise Verification Monitoring	Predicted Noise Limits: <ul style="list-style-type: none"> 56 – 75 $L_{eq(15min)}$, dB(A) 	CNVMP Appendix D: Construction Noise and Vibration Impact Statement Helicopter Installation Works	No helicopter installation works were undertaken during the review period.	NA

Development Phase/ Monitoring Type	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Construction and Operation Continuous Noise Monitoring	NA	CoC B64 Section 4.1.3 of the CNVMP ONVMP Table 4.1	Continuous noise monitoring was undertaken throughout the review period. These results are reviewed in instances where complaints are received to identify development or background sources. No noise complaints relevant to MPE Stage 2 constructions works were received during the review period.	Moorebank Intermodal Complaints Register
Construction Vibration Monitoring	NMLs	Section 4.1.4 of the CNVMP May be undertaken: <ul style="list-style-type: none"> • In response to a vibration complaint • Where works are occurring near or adjacent to retained heritage structures • As monthly attended vibration monitoring. 	No vibration complaints triggering the requirement for vibration monitoring were received during the review period. No works were undertaken within 100m of retained heritage structures during the review period. No attended vibration monitoring was required during the review period.	Moorebank Intermodal Complaints Register

Development Phase/ Monitoring Type	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Operation Attended Noise Monitoring	NMLs	B80 and ONVMP Table 4.1 To be undertaken following receipt of a noise complaint.	Nine complaints relating to MPE operational activities were received during the 2024 review period. Noise monitoring (attended and unattended) was undertaken for MPW and was used to provide feedback on MPE noise emissions.	Annual Noise Review- May 2024 to April 2025 (Renzo Tonin & Associates, 6 July 2025) Annual Noise Review April 2023 – April 2024 (Renzo Tonin & Associates, 17 July 2024)
Operation Continuous Noise Monitoring	NMLs	ONVMP Table 4.1	Continuous noise monitoring was undertaken throughout the review period. These results are reviewed in instances where complaints are received to identify development or background sources. Nine complaints relating to MPE operational activities were received during the 2024 review period. Noise monitoring (attended and unattended) was undertaken for MPW and was used to provide feedback on MPE noise emissions	Annual Noise Review- May 2024 to April 2025 (Renzo Tonin & Associates, 6 July 2025) Annual Noise Review April 2023 – April 2024 (Renzo Tonin & Associates, 17 July 2024)

Development Phase/ Monitoring Type	Approved Limits/ EIS Prediction/ Trigger Levels	Requirement Source	Results	Results Source
Operation Warehouse Noise Monitoring (Mechanical Plant and other Noisy Equipment)	NA	B85 To be undertaken following the occupation of each Warehouse.	Warehouse noise monitoring was undertaken in May 2024 following the occupation of Warehouse E7.	Annual Noise Review- May 2024 to April 2025 (Renzo Tonin & Associates, 6 July 2025)
Operation Vibration Monitoring		ONVMP Section 4.1.4	Operational vibration monitoring has not been required during the review period. No complaints relating to vibration have been received.	NA

3.3.1. Construction Noise Monitoring

No noise complaints, OOHW or extended hours works have triggered the requirement for attended noise monitoring for MPE S2 construction works during the review period.

3.3.2. Construction Attended Verification Noise Monitoring

Attended verification noise monitoring was not required for construction works during the review period.

3.3.3. Continuous Noise Monitoring

Continuous noise monitoring continued to be undertaken during the review period. As no noise complaints relevant to MPE S2 construction works have been received, no review of continuous monitoring results was required.

3.3.4. Construction Vibration Monitoring

No vibration monitoring has been triggered for MPE S2 construction activities during the review period.

3.3.5. Operation Attended and Continuous Noise Monitoring

Nine complaints relating to MPE operational activities were received during the 2024 review period. Noise monitoring (attended and unattended) was undertaken for MPW and was used to provide feedback on MPE noise emissions. Following the receipt of operational noise complaints during the review period, further investigation was undertaken, and strategies developed and implemented to assist with the effective management of container handling activity noise. The effectiveness of these strategies will be considered in the 2025 Annual Review.

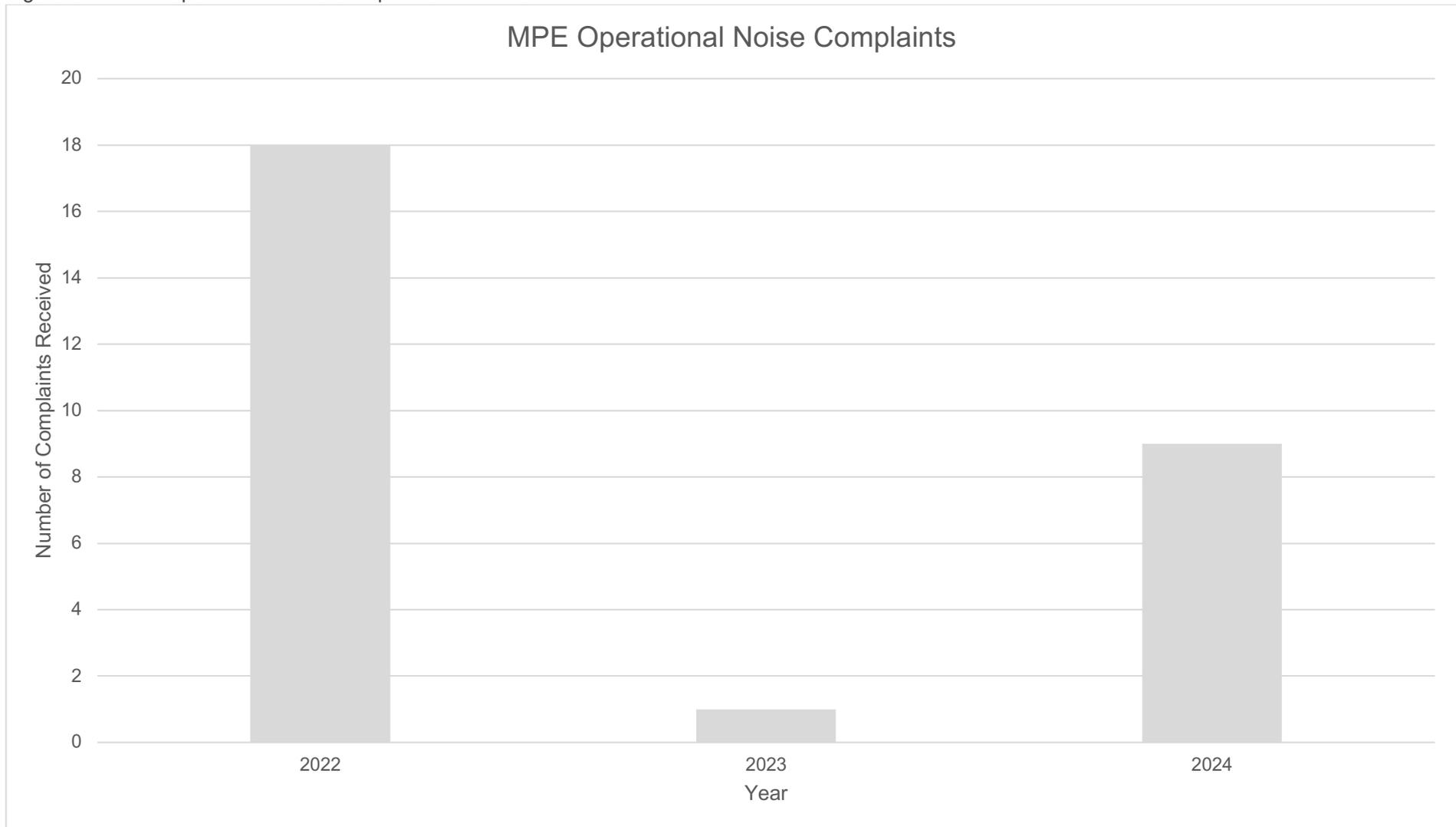
The number of complaints relating to operational noise received between 2022 and 2024 review periods is illustrated in Figure 3-21 below.

3.3.6. Operation Warehouse Noise Monitoring

Condition B85 of SSD 7628 requires that monitoring of mechanical plant and other noisy equipment must be undertaken following the occupation of each warehouse. In May 2024 this monitoring was undertaken following the occupation, and operation, of Warehouse E7 (tenanted by Mainfreight). The findings of this monitoring is documented in Monitoring Report for Mechanical Plant (SSD 7628 B85) – Warehouse E7 (Renzo Tonin & Associates, 24 January 2025) ('E7 Monitoring Report').

The E7 Monitoring Report identified that an exhaust fan was operating at noise levels louder than would be expected to manage cumulative noise emissions. Acoustic mitigation construction works will be undertaken to reduce the noise emissions from this fan, and the E7 Monitoring Report will be updated to reflect final quantification of valid operational noise emissions. The E7 Monitoring Report otherwise concluded that the warehouse mechanical plant and equipment noise emissions levels achieved the overall noise levels required under CoC B80. An update on the final conclusions of the revised E7 Monitoring Report will be provided in the 2025 Annual Review.

Figure 3-21 MPE Operational Noise Complaints 2022 - 2024



3.4. Traffic

Traffic monitoring across MPE Stage 2 activities is captured within Biannual Trip Origin Destination Reports (BTODR). The BTODR addresses the combined traffic activity of both the MPE Stage 1 and MPE Stage 2 developments. The results of the two BTODRs undertaken during the review period are summarised in Table 3-4 below.

Table 3-4 BTODR 2024 results

Monitoring Type	Concept Limits	Approved		Results	Results Source
		Approved Limits	Source		
Container Throughput	500,000 TEU/ annum	500,000 TEU/ annum	SSD 7628 CoC A8 and A9 CDC 231741/01 (06 March 2024)	65, 039 TEU/annum	Biannual Trip Origin Destination Report: 01 November 2023 – 30 April 2024 (Ason Group, 29/07/2024) (Period 8 Report)
Traffic Volume	Light Vehicles (LV): 3,613/day Heavy Vehicles (HV): 2,638/ day	LV: 3,613/day HV: 1,774/day	MPE Stage 1 EIS (Rev 2, Hyder, May 2015) MPE Stage 2 EIS (Rev 05, Arcadis, December 2016) Traffic Certificate (TCMO-7, issued 11 September 2023)	Reporting Period 8: • LV: 1,719 • HV: 709 Reporting Period 9: • LV: 1,975 • HV: 945	Biannual Trip Origin Destination Report: 01 May 2024 – 31 October 2024 (Ason Group) (Period 9 Report)

3.4.1. Container Throughput

Increase of the TEU capacity of the IMEX from 250,000 to 500,000 was approved through the complying development pathway (CDC 231741/01) on 06 March 2024. The recorded container throughput was 65,039 TEU for the review period, an increase from the amount recorded in the 2023 review period (23,471 TEU). The increase in container throughput during the review period reflects the progressive operation of cranes which were previously in commissioning during the 2023 review period. The recorded throughput for the review period has remained below the 500,000 TEU/annum threshold.

Figure 3-22 below illustrates the trend in container throughput observed throughout operation of the MPE development.

3.4.2. Traffic Volume

Between 01 November 2023 and 30 April 2024, the daily HV traffic volume remained largely consistent with the volumes identified within the 2023 Annual Review. In the latter half of the 2024 review period, the daily volume of HVs increased significantly. This increase likely reflects the progressive operational status of the MIP and ramping up of IMEX terminal operations. The average daily HV movements remained below the 1,774/day volume currently approved for the MPE development, and below the 2,638/day volume considered by the MPE Concept Approval (MP10_0193, approved 29 September 2014). Figure 3-23 below illustrates the trend in HV traffic volume for the MPE development.

In the first half of the 2024 review period, LV traffic volume remained generally consistent with the volumes recorded in 2023. Between 01 May 2024 and 31 October 2024, the daily volume of LVs increased significantly. The average daily LV movements within the review period nonetheless remained below the 4,073/day threshold predicted by the MPE Stage 1 and MPE Stage 2 EIS. Recorded traffic volumes are increasingly reflective of a progressively operational MIP.

Figure 3-24 below illustrates the trend in LV traffic volume for the MPE development.

Figure 3-22 Annual Container Throughput 2020-2024

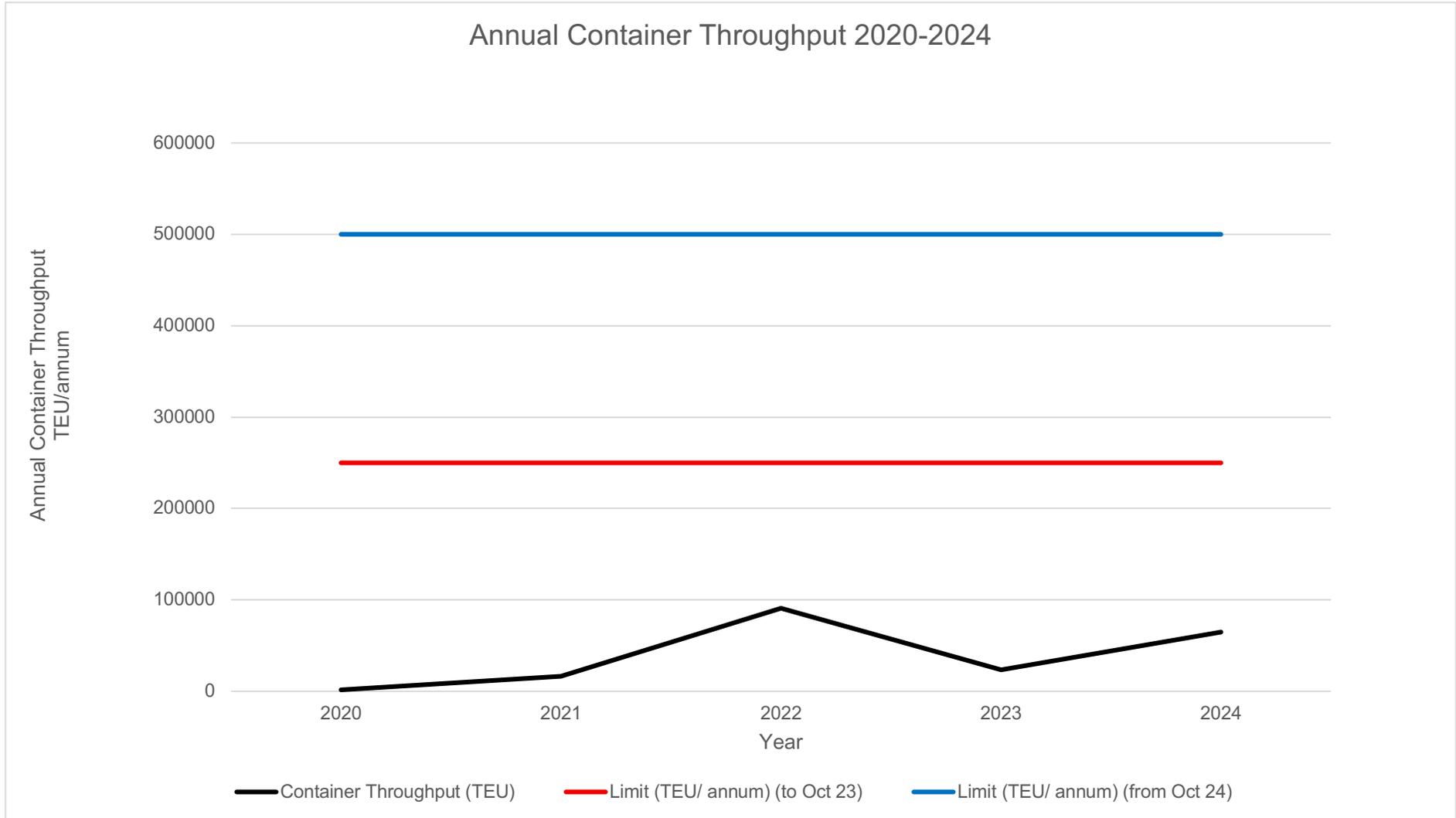


Figure 3-23 HV Traffic Volume Daily Average 2020 – 2024

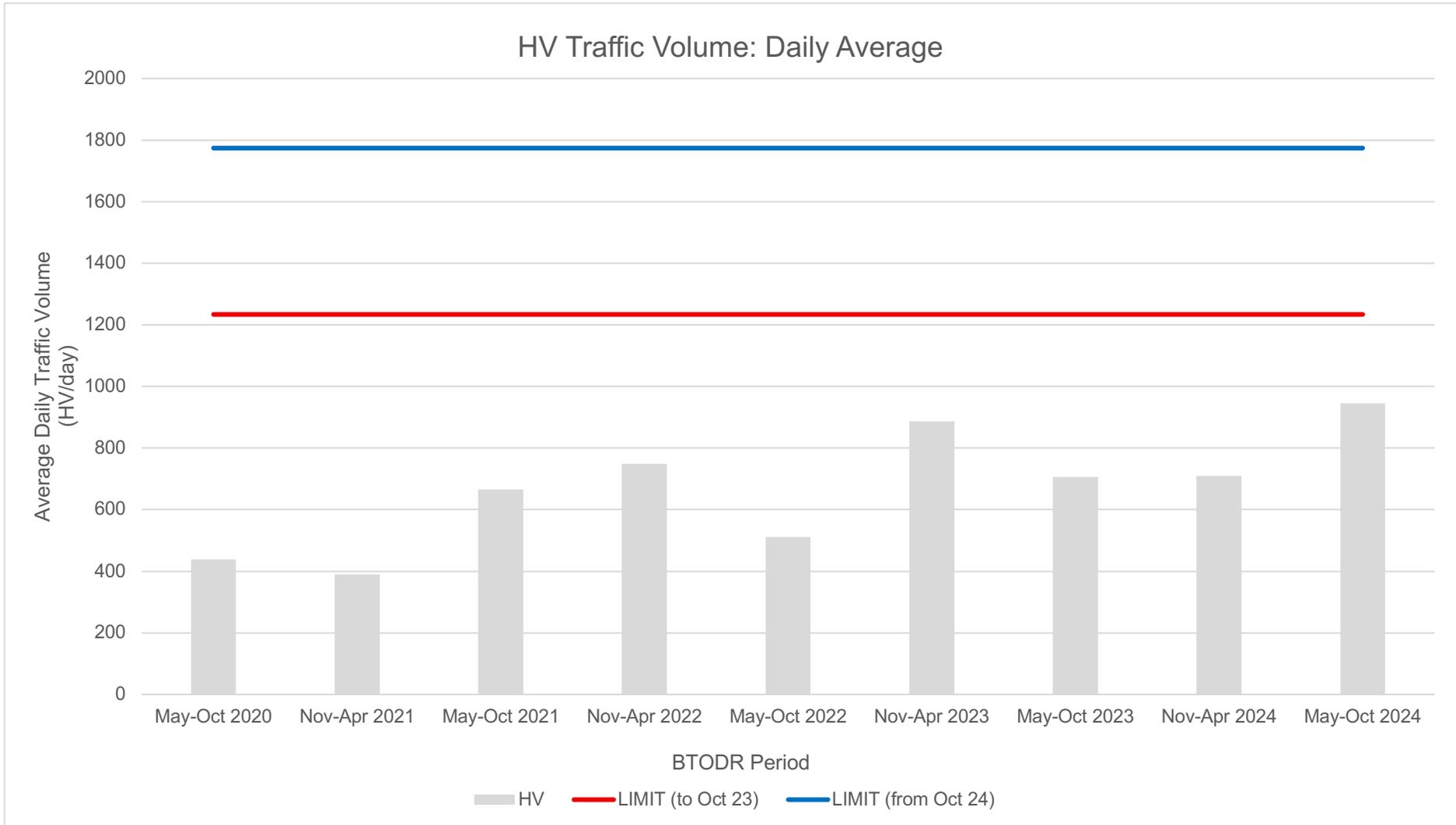
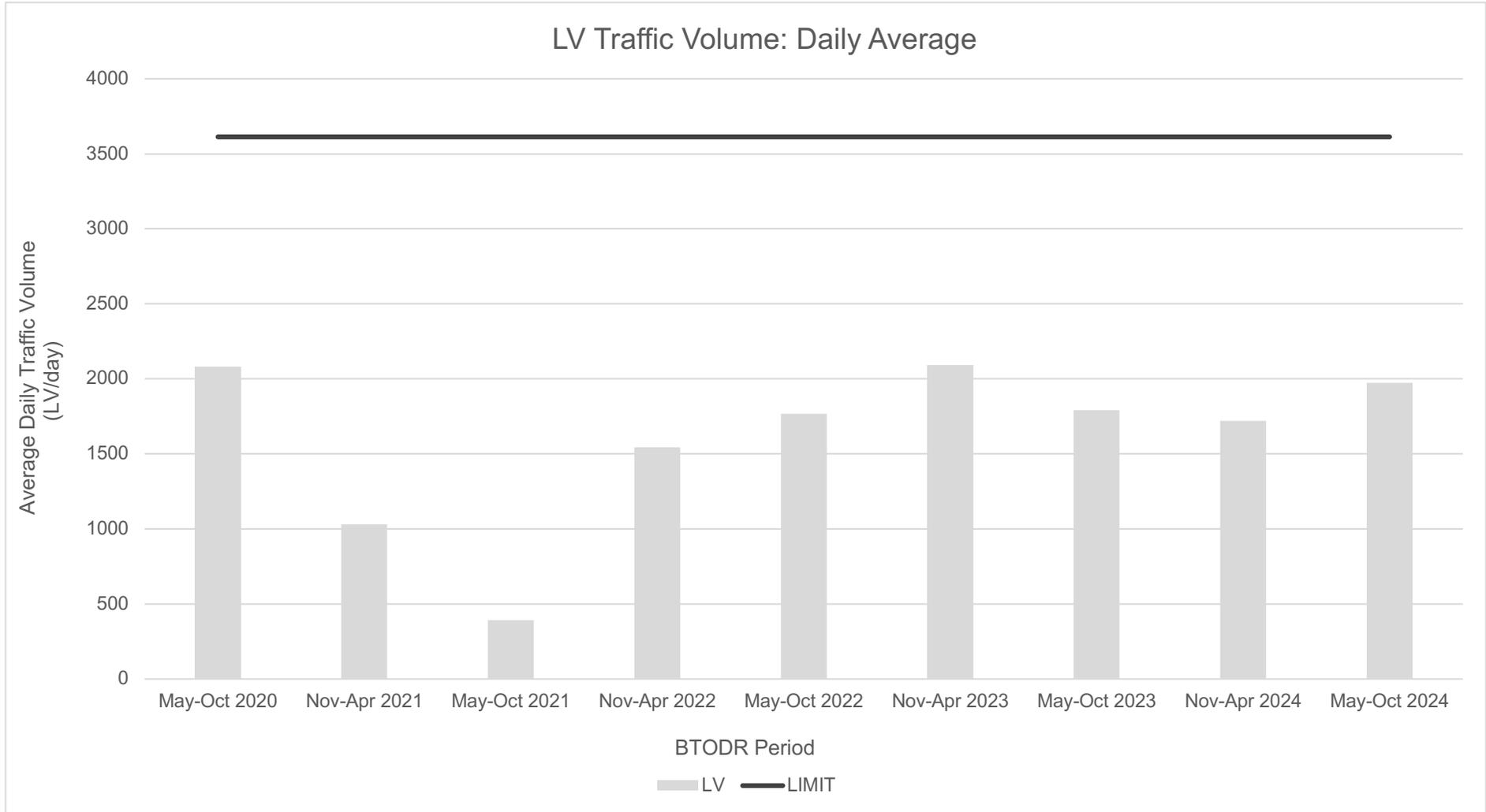


Figure 3-24 LV Traffic Volume Daily Average 2020 – 2024



3.5. Biodiversity

Biodiversity monitoring results for the review period are summarised in Table 3-5 below.

Table 3-5 Biodiversity monitoring results

Monitoring Type	Limits	Requirement Source	Results	Results Source
Weed and Feral Animal Monitoring	NA	CoC B127	<p>Weed cover across the MPE operational facility was generally low throughout the monitoring year.</p> <p>Three feral animal species were identified during the reporting period: domestic cat, red fox, black rat.</p>	Moorebank Precinct East-Operational Facility: Annual Flora and Fauna Monitoring Report (Arcadis, Revision B, 02 July 2024)
Riparian Rehabilitation and Management	Riparian Vegetation Management Plan – Key Performance Indicators (Hyder, 2015)	CoC B110(i)-(v)	<p>No revegetation activities occurred in the 2023 monitoring year.</p> <p>Native plant coverage on the eastern side of the Georges River is about 20%. Native plant coverage on the western side on the George's River is 3%.</p> <p>The average weed cover for the entire management site was 17.6%.</p>	Outcomes of the Annual Flora and Fauna for the period May 2024-May 2025 monitoring report will be included in the 2025 Annual Review.
Nest Box Monitoring	NA	B108(a) and (b)	213 nest boxes were located during the monitoring period.	Moorebank Logistics Park- Spring Nest Box Monitoring 2024 (Arcadis, 28 April 2025)

Monitoring Type	Limits	Requirement Source	Results	Results Source
			<p>The nest box utilisation by native species was 47%.</p> <p>The nest box utilisation by invasive species was 6%.</p> <p>26 nest boxes were identified as damaged and in poor condition.</p>	

3.5.1. Weed and Feral Animal Monitoring

Weed monitoring continued on a bi-monthly basis during the 2023/2024 review period. Weed coverage across the MPE operational facility was described as being generally low throughout the monitoring year. Minor changes in weed cover and exotic species diversity were observed in landscaping areas around warehousing units, however ongoing, periodic weed control works were observed to be sufficient in maintaining a low weed cover and promoting an increase in the cover of native species. To further assist with achieving and maintaining low weed cover across the MPE operational site, it was recommended that weed growth continue to be suppressed through a combination of herbicide application, slashing and hand weeding.

Feral animal monitoring was undertaken using remote cameras within the Wattle Grove offset area, immediately adjacent to the MPE operational facility. Remote cameras were deployed at six locations along the northern and western boundaries of the Wattle Grove offset area. Three feral animal species (domestic cat, red fox and black rat) were recorded during the review period. The feral animal presence has remained similar to that recorded across previous monitoring periods.

At least four red fox individuals, including two juvenile foxes, were detected during the period, demonstrating that breeding is likely to be occurring onsite. The presence of a breeding population is further evidenced by the presence of juveniles within the Wattle Grove offset site for the past two monitoring periods. Foxes were also recorded preying on native wildlife on numerous occasions throughout the

monitoring period, indicative of the direct impact of the species on native wildlife within adjacent bushland areas. As such the management of the Red Fox population has been recommended to reduce impacts to local biodiversity.

The occurrence of a Black Rat is not considered to be a significant issue, with no significant infestations of this species, or signs of infestation, observed across the facility or within the adjacent Wattle Grove and Georges River Corridor offset areas. Consistent with previous years, cats have been recorded along the boundary of the MPE operational facility. During the reporting period at least three individual cats, two of which appeared to be domesticated, were recorded.

To further assist with the management of feral animals within the MPE operational facility, the following recommendations were made:

- Ongoing opportunistic monitoring should be conducted through the MPE operational facility and surrounds to determine whether populations of present pest species are having a negative impact on native biota.
- The MPE property manager should communicate with Liverpool City Council and surrounding landholders to discuss the feasibility and willingness to undertake a coordinated feral animal control program.
- Communicate with Liverpool City Council to discuss the collection of cats in the offset area.

These recommendations are largely consistent with that of the previous reporting period.

3.5.2. Riparian Rehabilitation and Management

Riparian vegetation monitoring is undertaken to measure the success of bush regeneration works and track the regeneration and condition of native vegetation at Georges River and Anzac Creek management areas. The average weed cover for the management site was 17.6%, less than recorded at the 2022/2023 and 2021/2022 monitoring events (24.3% and 22.1% respectively). Comparatively the average native cover for the management site was 17%, less than the 29.4% recorded during the previous monitoring period.

During the monitoring period the following trends in vegetation conditions were observed in comparison to the previous monitoring year:

- The edges of the management site adjoining areas of degraded native vegetation with a high composition of weeds have recorded an increase in weed cover.
- Areas which recorded a moderate cover (>30%) of native species in the 2022/2023 monitoring period have maintained, or slightly increased, in native cover and have demonstrated resilience to weed intrusion.

- Areas which recorded a low cover (<30%) of native species in the 2022/2023 monitoring period have seen greater increases in weed cover.

Riparian vegetation monitoring during the review period concluded that additional works are required across the management site to achieve identified key performance indicators and restore native vegetation across the Georges River management site. Between late 2024 and early 2025 significant effort has been made to reduce weed cover across the Georges River management site (see Figure 3-23 and 3-24 below).

Figure 3-25 Workers undertaking vegetation management in the Georges River management site



Figure 3-26 Vegetation management works being undertaken



3.5.3. Nest Boxes

The results of nest box monitoring for the reporting period are included within the Spring Nest Box Monitoring 2024 Memo (Arcadis, 28/04/2025). A total of 213 nestboxes were identified during the reporting period of which:

- 52 were occupied by five species of native fauna
- three were occupied by three species of invasive fauna.

The native species observed as occupying the nest boxes included the Common Brushtail Possum, Common Ringtail Possum, Galah, Rainbow Lorikeet, and Sugar Glider. The native species nest box occupation rate for the review period was measured as 24%, a minor reduction from the 2024 review period, but consistent with earlier periods. The occupation rate within the Bootland demonstrated a 38% decrease from the previous review period, while the occupation rate within the Georges River corridor demonstrated a 6% increase during the same period. The variability in the occupancy data was identified as potentially being attributable to a variety of process including species composition, seasonal patterns of behaviour and temporal variation of nest box use.

The native species utilisation rate was measured to be 47% during the 2024 reporting period, consistent with the utilisation recorded during the 2023 reporting period (48%). Although current nest box utilisation represents an increase of 19% from that originally recorded in 2018, utilisation by native fauna has been slowly decreasing since 2021 (57% in 2021 to 47% in 2024). The 2024 Nest Box monitoring report has recommended that, where continued monitoring shows no signs of use, nest boxes be assessed to determine whether design modifications or relocation is required. As nest box occupancy rates in the Bootland and Georges River Corridor have remained greater than 10%, the occupancy and utilisation of nest boxes by native species during the review period is considered adequate.

The three invasive species identified as occupying or utilising the nest boxes included the Black Rat, Common Myna (ten nest boxes) and European Honey Bee (three nest boxes). The invasive species utilisation rate was measured to be 6% during the 2024 reporting period, a result consistent with that recorded during the 2023 reporting period (5%). Nest box utilisation by invasive species has remained low and consistent with previous review periods and has been identified as unlikely to negatively impact native species in the area. No new invasive species from that identified previously were recorded within the current survey period.

Of the 213 recorded nest boxes across the Bootland and Georges River Corridor, 187 were identified as being functional for the purpose of providing suitable habitat for native hollow-dependent fauna. The 2024 survey identified that 26 nest boxes were broken or had fallen from their tree, meaning that they were unable to be used by local fauna. A total of fifty nest boxes were identified as requiring maintenance actions during the monitoring period. Although maintenance actions were undertaken in March 2022, May 2023 and June 2024, the number of nest boxes falling continues to increase annually as the boxes approach the end of their expected lifespan. The 2024 survey report recommends that the installation of alternative artificial hollows be considered for future maintenance works and that nest boxes identified as requiring maintenance action be reassessed in spring 2025 for risk to fauna and changes to functionality.

Figure 3-27 Percentage of nest boxes occupied by native fauna

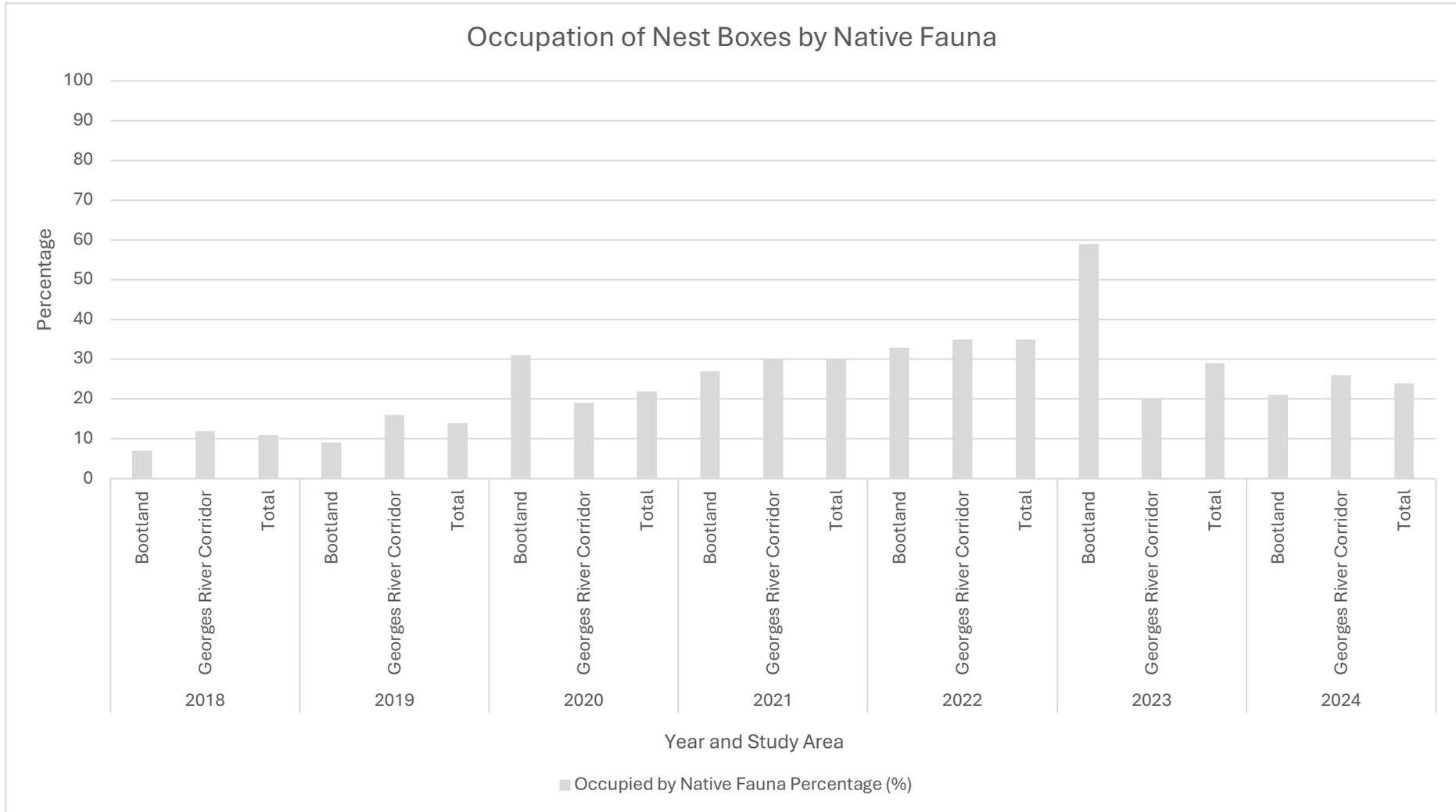


Figure 3-28 Percentage of nest boxes utilised by native fauna

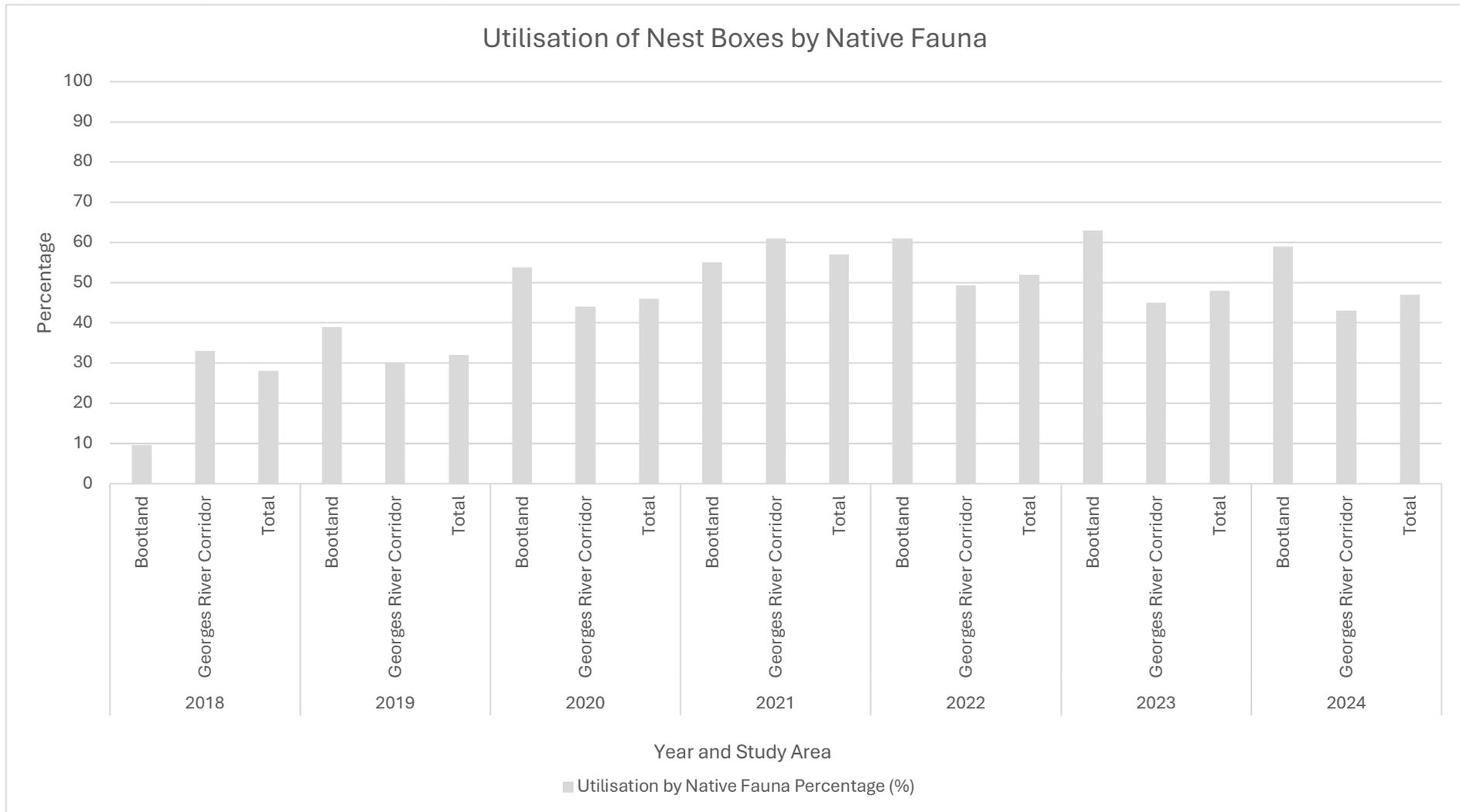
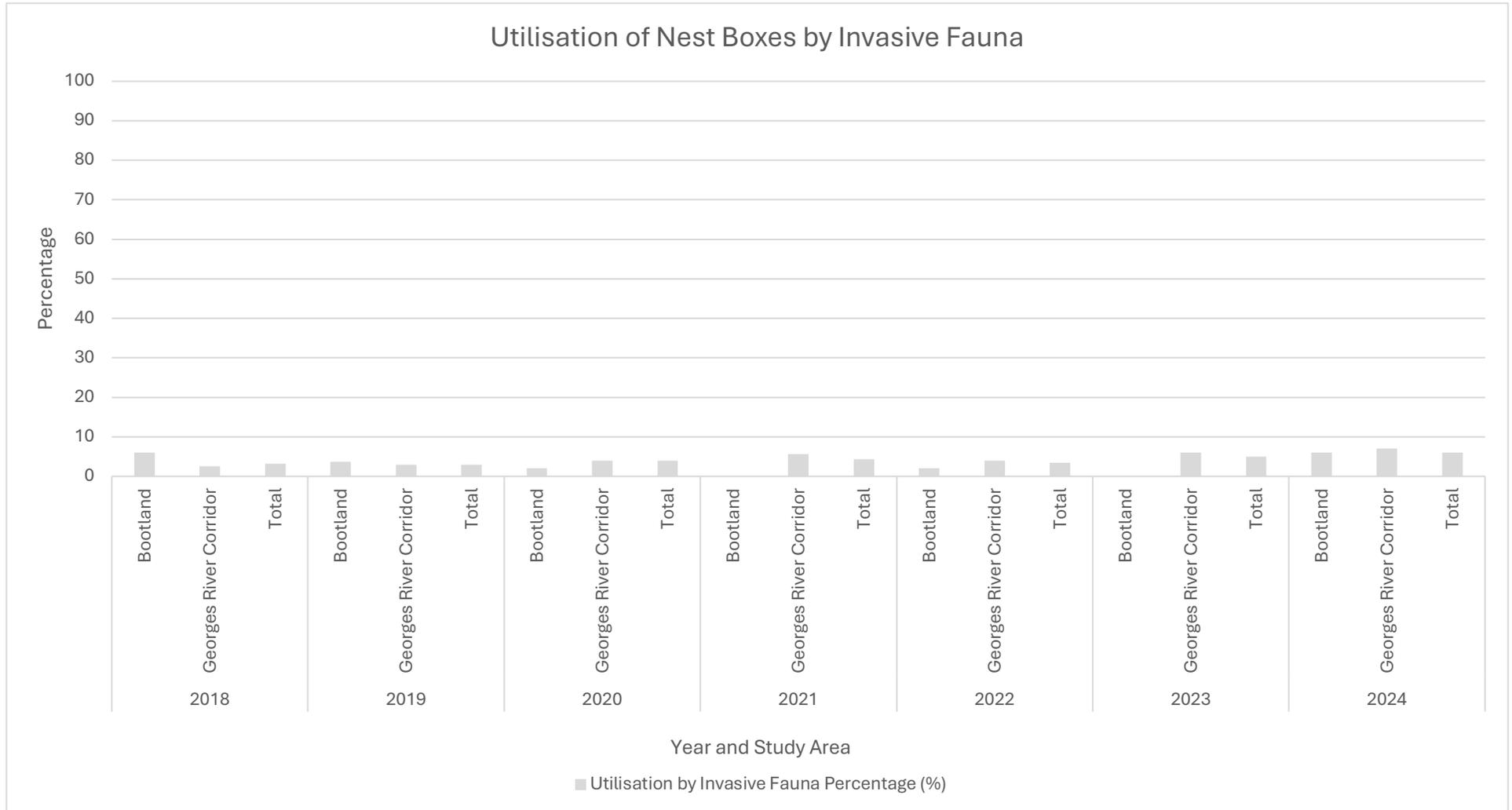


Figure 3-29 Percentage of nest boxes utilised by invasive fauna



3.6. Heritage

Unexpected finds on site are managed in accordance with the Construction Heritage Management Plan (Revision 16, 18/08/2022) and the Unexpected Finds Protocol (Section 3.4.1 of the Construction Heritage Management Plan).

No unexpected finds relating to heritage were encountered during the review period.

3.7. Waste

Waste registers are maintained by contractors as required by the Construction and Demolition Waste Management Plan (Section 3.6.4, Revision 13, 18/08/2022). The following construction waste was generated on site during the review period:

- Cardboard: approximately 66m³ generated, 98% of which was recycled.
- General Waste – Putrescible: approximately 388m³ generated, 100% of which was recycled.
- General Waste – Non- Putrescible approximately 79.2m³, none of which was recycled
- Steel and non-ferrous materials: 100% of which was recycled.

Of the approximate 573.2m³ of construction waste generated on site during the review period, over 85% was recycled. The percentage of waste recycled during the review period has increased significantly from the previous review period (39% recyclable).

3.8. Community Engagement

The following community engagement activities were undertaken in accordance with the Construction Community Communication Strategy (Revision 12, 13/12/2024, SSS2-QPMS-EN-PLN-00001 and Operational Community Communication Strategy (Revision 07, 12/12/2024, PREC-QPMS-EN-PLN-0010), which have been implemented during the review period:

- The development website (<https://moorebankintermodalprecinct.com.au>) was updated with relevant project documentation as required throughout the review period.
- Complaints and enquiries are managed via an independent contractor, and details are recorded in a community complaint register, which is available on the project website. This register records complaints over the entire MIP.
- Three newsletters were published in May, August and December during the review period and made publicly available on the development website.
- The Community Consultative Committee met on three occasions during the reporting period. Meeting minutes were made publicly available on the development website.

3.9. Community Complaints

A summary of the community complaints and enquiries received, and the subsequent actions taken during the review period is provided in Table 3-6. Complaints and enquiries are managed in accordance with Construction Community Communication Strategy (Revision 12, 13/12/2024, SSS2-QPMS-EN-PLN-00001 and Operational Community Communication Strategy (Revision 07, 12/12/2024, PREC-QPMS-EN-PLN-0010). Complaints received are not always able to be attributed to a specific precinct within the MIP. Consequently, due to the nature of some complaints attribution to a particular site may not always be possible. Complaints received during the 2024 review period, that are potentially related to MPE S2 activities, have been detailed in Table 3-6 below.

All complaints received during the review period were responded to and are closed. Of the 30 complaints received during the 2024 review period, 18 were determined to be unrelated to activities on MPE Stage 2 and have not been included in this annual review. The majority of complaints received were related to the management of operational noise, consistent with that identified in the 2021, 2022, and 2023 review periods.

Table 3-6 Complaints and enquiries received during the reporting period (Moorebank Intermodal Precinct Complaints Register - as of 1 November 2024)

Date	Type	Detail	Action Taken/ Follow Up	Status
17/12/2024	Vegetation Management	Statement of disapproval in relation to the revegetation approach from a community member.	Complaint acknowledged and possible options for improvements discussed with stakeholder	Closed
28/10/2024	Traffic	Complaint received regarding traffic stationary on Moorebank Avenue. Contractor has struck overhead wires, and traffic is stopped while area made safe.	Stakeholder advised of incident.	Closed
12/10/2024	Vegetation Management	Quality of cut of reeds at Woolmers Court. Dissatisfied with quality of cut. Concern about reeds being left on ground being a fire risk.	Contractors returned to site and mulched reeds. Stakeholder updated.	Closed
11/10/2024	Vegetation Management	Quality of cut of reeds at Woolmers Court. Dissatisfied with quality of cut. Concern about reeds being left on ground being a fire risk.	Contractors returned to site and mulched reeds. Stakeholder updated.	Closed
27/08/2024	General	Question relating to how many trucks are taken off roads and how many containers have been handled each quarter. General complaint against time for Moorebank Ave project to be finished.	BMD and MIP provided responses.	Closed
14/08/2024	Noise	Caller advised excessive noise from smashing containers. Requesting for the noise to stop. Does not want to speak with someone and wanting complaint to be passed on.	Stakeholder contacted and acknowledged the receipt of the complaint.	Closed
23/07/2024	Traffic	Community member lodged complaint about conditions of road upgrade of Moorebank Avenue, poor signage on the road, and workers on the phone not directing traffic. Stakeholder contacted and informed of investigation into traffic management and signage.	Stakeholder provided update that project is in line with TfNSW approved traffic Management Plan and all signage was installed correctly.	Closed
18/06/2024	Noise	Community member lodged complaint about loud noise occurring from intermodal precinct. Believes it is linked to container management.	Noise mitigation strategy developed and shared with stakeholders.	Closed

Date	Type	Detail	Action Taken/ Follow Up	Status
06/06/2024	Letterbox distribution	Community member lodged complaint about receiving project information in their letterbox which they consider to be junk mail.	Resident's details passed on to distribution company. Caller informed.	Closed
13/05/2024	Noise	Community member lodged complaint about loud noise occurring from intermodal precinct. Believes it is linked to container management.	Stakeholder contacted and advised that the team at QUBE has been advised of complaints received relating to operational noise with container movement, and to possibly investigate mitigation measures. Stakeholder happy with response. The complaint is closed.	Closed
30/04/2024	Noise	Community member lodged complaint about loud noise occurring from intermodal precinct – not sure if construction noise or operational noise. Sounds like operator dropping items. Heard in Wattle Grove @8:30pm 30/04 and keeping 3yr old up.	Stakeholder contacted and advised that the team at QUBE has been advised of complaints received relating to operational noise with container movement, and to possibly investigate mitigation measures. The complaint is closed.	Closed
23/04/2024	Traffic	Community member lodged complaint about current road layout of Moorebank Avenue – _single lane from Anzac Road to M5 is heavily congested, and stakeholder is worried final layout is unequipped for traffic volume of operational precinct. - Informed stakeholder of Moorebank Avenue realignment works.	Stakeholder called and advised of road configuration after alignment completed. Pleased to know that single lane bottleneck would be removed. Also noted future realignment on Eastern side of MIP. Current work focused on Anzac Road to M5. Stakeholder pleased. The complaint is closed.	Closed

4. Compliance

4.1. Independent Audits

4.1.1. Construction Independent Environmental Audits

An IEA for MPE 2 construction activities was undertaken during the reporting period and finalised in February 2025. The IEA identified one non-compliance, the details of which are summarised in Table 4-1 below.

As the IEA addresses a three-year audit period (December 2021 – December 2024), the identified non-compliance is unrelated to MPE S2 construction activities during the 2024 review period and has instead been included in this report for information and completeness only.

The next construction IEA is scheduled to be undertaken in 2027 where MPE S2 construction has not been completed.

4.1.2. Operational Independent Environmental Audit

An IEA for MPE S1 and S2 operational activities was undertaken during the reporting period (WolfPeak, 10/07/2024). The IEA identified five non-compliances in relation to SSD 7628 operational activities the details of which are summarised in Table 4-2 below.

As the IEA addresses a three-year audit period (May 2021 – May 2024), some non-compliances may not be relevant to activities undertaken during the 2024 Annual Review period. Non-compliances that have occurred outside of the scope of the 2024 Annual Review have been reproduced for information and completeness only.

The next operational IEA is schedule to be undertaken in 2027.

Table 4-1 Construction IEA #3 Findings (WolfPeak, February 2025)

CoC Reference	Audit Finding/ Action Undertaken or Proposed	Applicable to 2024 Activities (Y/N)	Current Status
B65 Non-Compliance	Helicopter works were carried out on Sunday 21 August 2022 outside of the approved construction hours.		
	A community complaint was received on 22 August 2022 about helicopter works at the development on Sunday, 21 August 2022. The Department issued a warning letter to LOGOS on the 19 December 2022 for conducting works outside the approved construction hours.	No	Closed
	LOGOS confirmed that helicopter-assisted construction had taken place on that date without community agreement and under LOGOS' coordination. LOGOS believed the works were approved by the inclusion of the CNVIS in Appendix D of the CNVMP, and that no further application or approval from the Department was required. As a result, helicopter works were carried out within the approved hours (not the OOHW).		

Table 4-2 Operation IEA #2 Findings (WolfPeak, July 2024)

CoC Reference	Audit Finding	Applicable to 2024 Activities (Y/N)	Current Status
B28 Non-Compliance	No evidence was sighted to verify that the BTODRs for November 2022 (covering the period from May to October 2022) and May 2023 (covering the period from November 2022 to April 2023) were submitted to the Department within one month of their preparation.	No	Closed
	Prior finalisation of the audit report, the Applicant provided evidence of submission of the BTODRs for the reporting period 1 November 2023 to 30 April 2024 (May 2024 Report). An acknowledgment letter from the Department to Qube dated 27 June 2024 was sighted.		
B85 Non-Compliance	No evidence was presented to verify that that the Operational Compliance Measurement Reports from Renzo Tonin for Warehouse 5, Warehouse 4A, Warehouse 4B, Warehouse 3B, Warehouse 3A and Warehouse 1 were submitted to the Department within 2 months of occupation or each warehouse.	Yes	Closed

	Submit the Operational Compliance Measurement Reports prepared under condition B85 for each/all warehouses that have been occupied to the Department.		
B87 Non-Compliance	<p>According to the dates of monitoring specified within the Annual Noise Review (ANR), the reports for Year 2 – 2022 and Year 3 – 2023 Operations have not been submitted to the Department and the EPA within 60 days of completion of the monitoring as required by this condition.</p> <p>Submit the Annual Noise Review Reports to the Department and the EPA within the required timeframe as per SSD7628 Condition B87. Reporting submission under CoC B87 was not triggered for the 2022 and 2023 Annual Noise Review as the monitoring required by CoC B86 (which is the subject of the B87 submission) was not required during these periods.</p>	Yes	Closed.
B114A Non-Compliance	<p>A Final Hazard Analysis for Warehouse 7 with the Department’s Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’ has not been prepared as per condition B114A (b). Additionally, no evidence was presented to verify that the Applicant submitted the Fire Safety Studies to the Department no later than one month prior to the commencement of the storage of Dangerous Goods in Warehouse 7.</p> <p>Final Hazard Analysis for Warehouse 7 covering all the requirements listed in condition B114A needs to be prepared as per condition B114A (b).</p> <p>Demonstrate that the Fire Safety Studies for Warehouse 7 have been submitted to the Department two months prior to the commencement of the storage of Dangerous Goods.</p> <p>Note: Prior to the finalisation of the audit report, the Applicant presented a copy of the Fire Safety Study (FSS) dated 12 December 2023 from Riskcon Engineering and a letter received from Fire Rescue NSW (FRNSW), dated 21 December 2023 which indicates that the FSS has been prepared to the satisfaction of FRNSW.</p>	Yes	Closed
B114B Non-Compliance	<p>A document setting out a comprehensive Safety Management System, covering all on-site operations, associated transport activities involving hazardous materials for Warehouse 7, safety related procedures, responsibilities and policies and mechanisms ensuring adherence to the procedures has not been developed for Warehouse 7. Additionally, no evidence was presented to verify that the Applicant submitted the Emergency Plan no later than two months prior to the commencement of the storage of Dangerous Goods in Warehouse 7, or within such further period as the Planning Secretary may agree.</p> <p>Develop a Safety Management Plan for Warehouse 7 covering all the requirements listed in condition B114B.</p>	Yes	Closed

Demonstrate that the Emergency Plan for Warehouse 7 have been submitted to the Department two months prior to the commencement of the storage of Dangerous Goods.

A Safety Management System for Warehouse 7 covering all the requirements listed in condition B114B was developed and lodged with the department. An Emergency Plan for Warehouse 7 was submitted to the Department.

4.2. DPHI Compliance

No compliance notifications relevant to MPE S2 activities were received during the review period.

4.3. Compliance Reporting

4.3.1. Construction Compliance Reporting

Two construction compliance reports (CCR) were undertaken for the review period;

- CCR #16 covering October 2023 – March 2024 (Revision 2, Aspect Environmental, 21/08/2024)
- CCR #17 covering April 2024 – September 2024 (Revision 2, Aspect Environmental, 12/02/2025).

No non-compliances were identified within construction compliance reports completed for the review period.

4.3.2. Operational Compliance Reporting

Two operational compliance reports (OCR) were undertaken for the review period.

- OCR #8 covering November 2023 – May 2024 (Revision 00, Tactical Group, 19/07/2024)
- OCR #9 covering June 2024 – October 2024 (Revision 1, Tactical Group, 30/12/2024).

Five non-compliances were identified against the SSD 7628 development consent within operational compliance reporting for the review period. The non-compliances are consistent with those identified by the MPE IEA #2 (see Table 4-2 above).

5. Activities for the 2025 review period

This section provides a forecast for the activities (construction and operations) which are intended to be carried out over the next calendar year.

5.1.1. Environmental Activities

The following environmental activities and reporting in Table 5-1 are expected to be completed for the 2025 review period to support the environmental performance of the development.

Table 5-1 Activities anticipated to be undertaken in the 2025 review period

Activity #	Aspect	Activity
1		Deposited dust monitoring will be ongoing during the 2025 review period.
2	Air Quality	Asbestos monitoring will be undertaken as required during the 2025 review period.
3		Two operational air quality reports are expected to be undertaken for the 2025 review period.
4		An EPL Annual Return for the period June 2024 – June 2025 is due to be undertaken in the 2025 review period.
5	Water Quality	Two Stormwater Network Water Quality Monitoring Data & Reporting Reports are expected to be undertaken for the 2025 review period.
6		Two lots of Biodiversity Monitoring in Anzac Creek reporting are expected to be undertaken for the 2025 review period.
7		Continuous noise monitoring will be ongoing during the 2025 review period.
8	Noise and Vibration	Attended noise monitoring will be undertaken as required during the 2025 review period.
9		Vibration monitoring will be undertaken as required during the 2025 review period.
10	Traffic	Two BTODRs will be prepared for the 2025 review period.
11	Biodiversity	An Annual Flora and Fauna Monitoring Report for the period May 2024-May 2025 is due to be finalised in the 2025 review period. The report will include weed and feral animal monitoring, riparian rehabilitation and management monitoring, and nest box monitoring.
12	Ongoing CEMP and sub-plan updates	As construction activities continue across the MPE Stage 2 development, the CEMP and sub-plan documentation will be updated as necessary.

Activity #	Aspect	Activity
13	Ongoing OEMP and sub-plan updates	As operational activities continue across the MPE Stage 2 development, the OEMP and sub-plan documentation will be updated as necessary.
14	Independent Audit	No independent audits for MPE S2 operational activities are forecast to be undertaken in the 2025 review period.
15	Independent Audit	No independent audits for MPE S2 operational activities are forecast to be undertaken in the 2025 review period.
16	Ongoing CCRs	Two six-monthly CCRs are due to be undertaken for the 2025 review period.
17	Ongoing OCRs	Two six-monthly OCRs are due to be undertaken for the 2025 review period.

5.1.2. Construction Activities

The construction activities proposed to be undertaken during the next review period include:

- MAUW
- OSD works
- installation of drainage and services
- stockpile relocation
- general site maintenance.

5.1.3. Operational Activities

The operational activities proposed to be undertaken during the next review period include:

- movement and storage of containers in and out of the terminal via rail
- truck processing, holding, and loading areas
- primary and secondary container loading/ unloading areas
- transfer of containers between terminal and warehouses via internal transfer vehicles
- pickup and delivery of goods to warehouses via truck movements
- warehousing and administrative activities
- security, maintenance and monitoring of all infrastructure and equipment related to the above activities.

6. Conclusion

The environmental performance of the MPE Stage 2 development has been reviewed and detailed in this Annual Review as required by SSD 7628 CoC C10.

The report has assessed relevant predications in the Environmental Impact Statement (EIS), Response to Submissions Report (RtS) and CoC, and has also considered the effectiveness of environmental management measures required under the SSD 7628 development consent.