

MINUTES | Community Consultative Committee

MEETING No. 32

Meeting	Moorebank Intermodal Precinct, Community Consultative Committee Meeting No.32		
Date/Time	Tuesday, 3 March 2026, 6:00pm -7:45pm		
Location	MIP Sales Suite (above Piccolo Me Moorebank: 400 Moorebank Ave, Moorebank NSW 2170) Microsoft Teams		
Advised	CCC Chair and Members:	MIP Project Team:	Gov Agency Reps:
	<ul style="list-style-type: none"> • Dr Colin Gellatly (Chair) • Jeff Thornton (JT) • Ian Pryde (IP) • Michael Russell (MR) • Michael Byrne (MB) • Eric North (EN) • Diane Wills (DW) 	<ul style="list-style-type: none"> • Grace McDonald (GM-ESR) • Will Dwyer (WD-ESR) • Carla Trainor (CT-NI) • Westley Owers (WO-NI) • Nina Macken (NM-CUP) • Anna Paton (AP-CUP) • Simon Barney (SB-Qube) 	<ul style="list-style-type: none"> • Edward Scully (ES-TfNSW) <p>Liverpool City Council:</p> <ul style="list-style-type: none"> • Joel Daniels (JD-LCC) • Daniel Riley - (DR-LCC)
Apologies	None		

Item	Description
1.0	<p>Welcome and introductions</p> <ul style="list-style-type: none"> • Chair: Opened the meeting, confirmed audio/visual connections for hybrid participants, and welcomed representatives, including a guest from Transport for NSW (TfNSW). • An Acknowledgement of Country was delivered. • GM-ESR: Introduces Will Dwyer as a new ESR attendee for ongoing CCC participation and noted that Brendan Lucas will join future meetings once GM-ESR commences parental leave. • Liverpool City Council representatives introduced themselves and their areas of responsibility.
2.0	<p>Minutes and actions from last CCC meeting – 2 December 2025</p> <p>-----</p> <p>ACTION #51 (CLOSED): NM-CUP: Confirms presentation will be shared to CCC members.</p> <p>Response: CUP issued presentation to CCC members on 5/12/25 via email.</p> <p>-----</p> <p>ACTION #52 (CLOSED): Project team (QUBE, ESR, NI) to prepare package of visuals that document the history of site ownership and current responsibility over the life of the project for next meeting.</p> <p>Response: GM-ES: ESR & NI presented visual materials showing the following:</p> <ul style="list-style-type: none"> • Historical ownership timeline • Current partner responsibilities (colour-coded precinct map)

- Wider context maps (Casula, Wattle Grove, Defence land, future industrial areas)

Hard copies provided to members and included in presentation attached.

ACTION #53 (CLOSED): Update draft Terms of Reference (ToR) to include quarterly meeting schedule (First Tuesday of each quarter). Request that Draft ToR to allow members 10 business days to review minutes instead of 5.

Response: NM-CUP: ToR has been updated with feedback and shared to members 17th December, re-shared again with on 18th February with feedback summary and CCC agenda.

Chair: Confirmed readiness to finalise pending any final comments.

DW: Concern raised that ToR scope was still too narrow (limited to project boundary); flagged community issues will relate to broader cumulative impacts (e.g. M5, Cambridge Ave). Request for concerns about scope limits in ToR to be recorded.

Response GM-ESR: Noted the 'out of scope procedure' in the ToR that addresses this concern.

IP: Questioned what takes precedence if conflict between ToR and CCC Guidelines arises. Felt ToR was more punitive to community members than precinct members.

Response Chair: Confirmed CCC guidelines override ToR if conflict arises. **NM-CUP:** Confirmed ToR can be reviewed annually or sooner if issues arise.

EN: Requested clarity around conflict resolution, procedural fairness and a guarantee of independence – particularly if issue is with DPHI who are the approving body and have final say over disputes as per the CCC guidelines.

ACTION#60: Precinct Partners to confirm escalation process for dispute resolution on issues outside of scope.

EN: Clarification on ToR stance on communications of materials outside the CCC. Refers external communications section 4.8 External Communications of the CCC guidelines in relation to various sections of Draft ToR.

Response Chair: Confirmed ToR to be updated with wording from section 4.8 External Communications of the CCC guidelines in relation to this matter.

ACTION#61 Update ToR with CCC guidelines wording on external communications.

DR-LCC: Queried whether wording in the 'Purpose' section of the ToR implied a decision-making authority inconsistent with CCC's actual role.

Response NM-CUP: Confirmed wording will stand but may be refined at annual review if needed.

Chair: Final ToR agreed subject to inclusion of clarification of media and external communication guidelines (to reflect CCC Guidelines) and redistribute to CCC members, Council and DPHI.

EN: Raised potential conflict of interest concerning Colliers Urban Planning's role as Secretariat for the CCC and their involvement in the rezoning of the Glenfield Industrial Park.

Response NM-CUP: Noted the concern and clarified that Colliers Urban Planning engagement team's (Nina Macken and Anna Paton) involvement in the Glenfield Industrial Park project related only to the community engagement scope of that project. Planning matters were handled by a separate team and approval process managed by Council and DPHI. Confirms Colliers Urban Planning (CUP) engagement team has no influence over approvals or planning process on any project. Noted that EN can opt to exclude the CUP team in any correspondence with Chair or committee, should he deem a conflict could arise.

EN: Requested TfNSW be a permanent or regular member of the CCC.

Response NM-CUP: Noted that the ToR included a process for inviting guest representatives to address issues, allowing specialist participation from agencies such as TfNSW as needed and approved by Chair.

ACTION #54 (PENDING): Prepare truck movement data for next meeting - include capacity vs allowable limits. ESR to liaise with traffic consultant ASON.

GM-ESR: Advised that substantial work is underway to consolidate operational warehouse logs, construction-phase forecasts, future trip generation, and ensure alignment with evolving master plan changes. Noted that preparing a transparent, detailed and logically structured response takes time. ESR is working with ASON (traffic engineer) to produce a complete technical memo for CCC distribution.

DW: Questioned who engaged ASON.

Response GM-ESR: Confirmed ESR engaged ASON.

ACTION#55 (CLOSED): ESR to provide update on roof materiality for Kmart Warehouse in response to reflectivity concerns.

Response GM-ESR: Circulated a physical roof-material sample (Colorbond Surfmist) and confirmed:

- Roof itself is not high-reflectivity
- Key reflectivity concerns relate to rooftop plant
- Trial matte coating applied; early reporting indicates improvement
- ESR now rolling out matte painting across plant on all relevant warehouses

MR: Thanked ESR and noted the progress on this issue.

ACTION #57 (PENDING): NI to respond to Eric's previous RFI re: traffic generation and compliance.

EN: Acknowledged that notes and video presentation are still being finalised and that the team had met prior to the commencement of formal CCC proceedings on 3 March 2026 for a 30minute minute meeting. EN noted various questions still outstanding.

ACTION #58 (CLOSED): ESR to investigate adding another compliance camera post-completion to ensure conditions of consent and monitor truck usage (ESR).

Response GM-ESR: Noted that current conditions of consent outline specific camera requirements. No additional camera's are being considered at this time, however additional cameras may be considered if a pattern of breaches triggers a review via management plans.

Some members reiterated request for additional monitoring particularly around Anzac Rd right-turn prohibition.

ACTION #59 (PENDING): Provide sample of hourly air quality data for months where AQM3 exceeded annual PM2.5 levels ESR Investigate if current air quality readings include hourly data; reach out to air quality consultant and report back.

Response GM-ESR: Noted that ESR is still awaiting consultant data to undertake a complete analysis of exceedances and will provide a summary once received.

Moorebank Avenue realignment updates.

Refer to presentation attached for details on the above as presented to the CCC.

CT-NI: presents Moorebank Avenue updates and pictures as noted on slides

- Earthworks ~65% complete
- Retaining walls progressing well
- Anzac Creek culvert installed; designed to convey stormwater/flood flows across road
- Pavement works targeted for mid-year
- Minor road changes expected as final tie-ins occur
- No significant construction complaints this quarter

WO-NI: Explained role of a culvert – replicates natural path and flows of creek safely under road.

EN: Sought clarification on projected finish date.

Response WO-NI: Approximately end of the year (2026)

4.0 ESR Precinct update

Construction status and any business of note.

Refer to presentation attached for details on the above as presented to the CCC.

GM-ESR: Takes through various slides presenting warehouse construction images;

- Kmart (S4) - targeting PC Q4 2026, weather-dependent
- Opal (S3)- achieved PC last month; tenant fitout underway
- Woolworths - commissioning still in progress
- Moorebank Avenue/ Anzac Road Intersection - complete
- Remaining warehouses - dependent on leasing/tenant requirements

5.0 Qube update

SB-Qube: Provided summary below:

- Overview of IMEX terminal (12 CASC/ASCs operational).
- Interstate terminal ready; awaiting permanent customer.
- Construction of final shared ESR/Qube drainage and OSD works underway.

MB: Reiterated long-standing concerns regarding aging rolling stock and locomotives with reference to Qube commitments made in consent conditions, including:

- Old locomotives (10+ yrs) operating in residential proximity
- Noise (high-rev “screaming”), emissions and odour
- Condition in consent requiring purchase of cleaner locomotives
- Requested commitment or timeline for renewal.

Response SB-QUBE: Notes renewal dates are not available and are a capital-intensive process. No current ability to commit to replacement program. Locomotives inherited from Independent Rail Australia ~10+ years ago. Rolling stock monitored via “angle-of-attack” noise management.

EN: Asked why older stock cannot be shifted to non-urban routes.

Response SB-Qube: Operational constraints make IMEX shuttle least demanding route; other routes have higher loco requirements.

EN: Asked who has ultimate responsibility if consent conditions on this issue are breached re: replacement of locomotives.

Response GM-ESR: Noted common-sense approach, direct matters to appropriate party. **IP:** Queried escalation if conditions not met. **Chair:** Noted ultimately escalated to DPHI.

ACTION#62: Qube to provide clarity around consent conditions for locomotives (air quality, noise, “continual improvement” requirements.

EN: Queries agenda item relating to Qube’s ongoing noise management and mitigation.

Response SB-Qube: Managing ongoing noise complaint jointly with ESR. Notes container complaints in question are coming from only 1 x complainant, located approx. 2km away from precinct.

6.0 Quarterly environmental update

- Summary of activities for the last quarter
- Lookahead of activities over the next 3 months
- Quarterly compliance reporting summary

Refer to presentation attached for details on the above as presented to the CCC.

Noise Audit

GM-ESR: Noted that a comprehensive operational noise audit is underway, led by acoustic engineers Renzo Tonin. The work includes reviewing methodology, engaging with affected receivers, and assessing equipment upgrade needs. The team is also investigating permanent noise monitoring at Casula, Glenfield and Wattle Grove, and will assess whether additional monitors are required. The audit incorporates conservative assumptions for future warehouse operations.

EN: Queried condition relating to localised noise abatement at Casula (noise wall).

Response GM-ESR: Confirmed item forms part of broader acoustic review.

ACTION#63: ESR to provide summary of noise audit at next CCC

7.0 TfNSW Representative – Guest Presentation

TfNSW provided a high-level briefing on the following:

- Moorebank Intermodal Terminal Road Access Strategy
- Landcom Development at Glenfield
- Cambridge Ave Review of Environmental Factors (scheme, project status)
- M5 Westbound Upgrade project update
- Contact for community enquiry for M5 upgrade and Cambridge Avenue

Refer to presentation attached for details on the above as presented to the CCC.

Glenfield Commuter Carpark Capacity

- **DW:** Concerned commuter carpark at Glenfield already at capacity – unable to cope with additional commuters.
- **Response ES-TfNSW:** Noted TfNSW is aware of the situation. New apartments are located close to the station – people who live so close won’t be driving to the station. TfNSW is looking at buses to take commuters to rail heads. There are no plans to expand the capacity of Glenfield Carpark.

“Three 90-degree bends” on Moorebank Avenue and historic plans for a straight arterial extension

- **MB:** Highlighted that Moorebank Ave is being realigned into a series of sharp bends, whereas 20–30 years ago planning documents showed it intended to extend south as a major arterial towards Campbelltown. He queried whether the current design is fit for purpose given projected freight volumes.

- **Response ES-TfNSW:** TfNSW stated that the current realignment reflects years of refined planning, environmental constraints, Defence land boundaries, and precinct integration needs. The new alignment supports the MAR design envelope and interfaces with M5 upgrades and site access requirements. TfNSW reiterated that Moorebank Ave will remain the compliant and mandated truck route for the Intermodal, with no current plans to permit freight to use Cambridge Ave.

Cambridge Ave and IMEX truck traffic, process for changing truck access routes

- **MB:** Expressed concern that previous TfNSW materials (including fact sheets shared within the community) depicted Moorebank Intermodal truck movements through Cambridge Ave and Glenfield, implying this was already being planned.
- **Response ES-TfNSW:** Clarified that no approval exists, nor is any current planning underway, to permit Moorebank Intermodal trucks to travel via Cambridge Ave. Current conditions of consent require all IMEX trucks to access the M5 via Moorebank Ave only. The diagrams MB referred to were acknowledged as misleading, and TfNSW stated that previous community-facing materials have since been reviewed. Any future change to truck routing would require a separate approvals process, including environmental assessment, traffic modelling, and public consultation - none of which are underway.

Additional issues raised

- **Environmental impacts** - biodiversity areas adjacent to Cambridge Ave were discussed; TfNSW confirmed that impacts are assessed in the REF and mitigations included where required.
- **Tree removal** - EN raised concerns that some recent works (near the M5) appeared to commence without sufficient community notice. TfNSW appreciates feedback and suggests feedback be given to M5 engagement team to look into improving the geographic spread of notifications.
- **Increased congestion on M5** - TfNSW acknowledged the M5 westbound corridor is heavily constrained and that the upcoming M5 upgrade aims to address merging conflicts near Moorebank Ave.

Action #64 — CUP to share TfNSW video link with CCC members once released publicly.

8.0 Project enquiries/complaints and website updates

- Enquires
- Complaints
- Website updates

Refer to presentation attached for details on the above as presented to the CCC.

9.0 Community member questions and any other business

- **MB:** Raised concerns about lack of progress on Woolworths lighting issues and Truck reader light at night;
Response GM-ESR: ESR and Qube to follow up.

Action #65 – ESR to follow on outstanding Woolworths lighting issues, and Qube to follow up on truck reader lighting at night complaint.

- **JT:** Clarification requested on exceedance reporting obligations to EPA (AQM3). Referto emailed date 2 march 2026 and 11 Feb 2026. ESR to follow up.

Action #66 - ESR to confirm regulatory reporting obligations for air quality exceedances and provide written clarification.

10.0 Next meeting date and close

The CCC: Agreed the next meeting will be held, Tuesday 2 June 2026 — 6:00pm to 7:30pm (First Tuesday of the quarter, in line with ToR). Date on presentation noted as 9 June (incorrect).

Meeting closed by the Chair at 7:45pm.

Moorebank Intermodal Precinct CCC – Meeting Action Log - OPEN ACTIONS

Refer to full Moorebank CCC Actions log for all ACTIONS to date.

Updated: 1 April 2026

	OPEN
	CLOSED

Item	Meeting date	Action details	Response
66	2 March 2025	ESR to confirm regulatory reporting obligations to EPA (AQM3) for air quality exceedances and provide written clarification.	Pending
65	2 March 2025	ESR to follow on outstanding Woolworths lighting issues, and Qube to follow up on truck reader lighting at night complaint.	Pending
64	2 March 2025	CUP to share TfNSW M5 Westbound visualisation video with CCC members once released publicly.	Actioned with finalisation of minutes 01/04/26
63	2 March 2025	ESR to provide summary of holistic precinct wide noise audit at next CCC	Pending - to be actioned at next CCC – June 2026
62	2 March 2025	Qube to provide clarity around consent conditions for locomotives (air quality, noise, “continual improvement” requirements.	Pending
61	2 March 2025	Update ToR with CCC guidelines wording on external communications.	Updated and final to be issue by Chair.
60	2 March 2025	Precinct Partners to confirm escalation process for dispute resolution on issues outside of scope.	Pending
59	2 Dec 2025	Provide sample of hourly air quality data for months where AQM3 exceeded annual PM2.5 levels (Jeff’s request). ESR Investigate if current air quality readings include hourly data; reach out to air quality consultant and report back.	ESR has requested data from the consultant. Once received, ESR will review and prepare a summary in respect to PM2.5 levels to issue to the CCC.

57	2 Dec 2025	NI to respond to Eric's previous email re: traffic generation and compliance.	<p>Meeting held with Project team from NI, ESR, Qube and attended by Chair on 3 March 2026.</p> <p>Eric provided high level summary to team for review ahead of meeting. Discussions still ongoing.</p>
54	2 Dec 2025	Prepare truck movement data for next meeting - include capacity vs allowable limits. ESR to liaise with traffic consultant ASON.	<p>ESR is working on a response with Ason. Actions taken since last CCC meeting:</p> <ul style="list-style-type: none"> • ESR have met with Ason to understand the approval limits across all the consents. • ESR is reviewing the truck logs for current operational warehouses and comparing with the consent approvals. • ESR is incorporating the data from the warehouses under construction based on the customer feedback. • ESR to estimate future trip generation for remaining warehouses to be delivered in the estate. • ESR will prepare a memo to circulate to the CCC once all information has been collated.