



Moorebank
Intermodal
Precinct

Community Consultative Committee

Meeting #33

Tuesday 2 June 2026

Welcome and introductions

Presented by: Chair

1.0

Acknowledgement of Country

We acknowledge the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

We acknowledge the **Darug** and **Tharawal** Aboriginal people, the Traditional Custodians of the land where this project is located.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.



Introductions



- Brendon Lucas – Senior Development Manager
- Will Dwyer – Planning Consultant



- Carla Trainor – Corporate Affairs Team
- Westley Owers – Senior Planner



- Simon Barney – GM Commercial & Terminals



Secretarial Support

- Nina Macken – Director, Social Strategy & Stakeholder Engagement
- Anna Paton - Principal, Social Strategy & Stakeholder Engagement
- Ross Hornsey - Director, Social Strategy & Stakeholder Engagement
- Joseph Wey – Consultant, Social Strategy & Stakeholder Engagement

Chair

- Colin Gellatly (Chair)



- Scott Spiers – Water Sensitive Urban Design Project Manager
- Daniel Riley - Manager Development Engineering

Agenda

- 1 Welcome and introductions
- 2 Terms of Reference – Code of Conduct Signing
- 3 Minutes and actions from previous meetings
- 4 Qube update
- 5 ESR Update
- 6 National Intermodal Update
- 7 Quarterly environmental update
- 8 Project enquiries/complaints and website updates
- 9 Community member questions and any other business
- 10 Next meeting date and close

Terms of Reference

Signing: Code of Conduct

Presented by: Chair

2.0

Terms of Reference

Finalised Terms of Reference and Code of Conduct

The key amendments from the previous draft:

- Extended meeting duration from 1.5 hours to 2 hours (Section 2.0 – Meeting frequency, location and timing).
- Updated wording on external communications, aligned with the CCC Guidelines (Community Consultative Committee Code of Conduct).

The Chair requests that all CCC members please sign the Committee Code of Conduct (page 16) and Declaration of Interest Form (page 17 & 18) , during the meeting tonight. Paper copies have been provided.

Please note that records of these signed agreements are to be kept securely by the Chair as required by DPHI.

Minutes and actions from previous meetings

Presented by: Colliers Urban Planning

3.0

Minutes and actions

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

Response: Response to this action will be provided as part of a general overview on truck movements and air quality included as part of ESR's general precinct update in agenda item part 5.

STATUS: CLOSED

Minutes and actions

Action # 57: NI to respond to Eric North's previous email requests re: traffic generation and compliance.

Response: Meeting was held with Eric North prior to the last CCC (3.03.2026), further questions were responded to by TfNSW.

National Intermodal and ESR are unable to source or provide the requested information.

STATUS: CLOSED

Minutes and actions

Action # 59: Review and follow up air quality compliance reports. Provide sample of hourly air quality data for months where AQM3 exceeded annual PM2.5 levels.

Response: 24hr air quality data was issued to CCC members 02.06.2026 as well links to the following operational plans:

- **Operational Air Quality Management Plan – Addendum (Precinct West South, January 2026)**
- **Operational Environmental Management Plan – Addendum (Precinct West South, January 2026)**

Six monthly operations compliance reports 1 and 2 for Moorebank Intermodal EAST were issued to CCC member on 29.05.2026 who raised this Action.

- **MPE Six-Monthly Operations Compliance Report No. 1**
- **MPE Six-Monthly Operations Compliance Report No. 2**

STATUS: ONGOING

Minutes and actions

Action # 66: ESR to confirm regulatory reporting obligations to EPA (AQM3) for air quality exceedances and provide written clarification.

Response: Response to this action will be provided as part of a general overview on truck movements and air quality included as part of ESR's general precinct update in agenda item part 5.

STATUS: CLOSED

Minutes and actions

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

Response: Members of the committee can escalate issues directly with the Department of Planning, Housing and Infrastructure (DPHI).

STATUS: CLOSED

Minutes and actions

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

Response: Updated and final TOR issued by Chair 01.4.2026. Code of Conduct to be signed by ALL members during this meeting 02/06/2026.

STATUS: CLOSED

Minutes and actions

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

Response: Qube will adhere to relevant Consent Conditions.

STATUS: CLOSED

Minutes and actions

Action # 63: ESR to provide summary of holistic precinct wide noise audit at next CCC

Response: Noise Monitoring report required under condition B140A (SSD 7709) has been completed and submitted to DPHI. This will soon be made available on the MIP website.

STATUS: CLOSED

Minutes and actions

Action # 64: CUP to share TfNSW M5 Westbound visualisation video with CCC members once released publicly.

Response: Actioned with finalisation of minutes, issued to CCC members on 01.04.26.

STATUS: CLOSED

Minutes and actions

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

Response:

- **Woolworths lighting:** ESR: Working with ESR asset management team.
- **Truck reader lighting:** Qube: Attending DPHI visit to resident's home on 2 June 2026 to more accurately assess source of lighting. Truck reader sight/blackout screens being investigated.

STATUS: ONGOING

Qube update

Presented by: Simon Barney (Qube)

4.0

Qube Updates



ESR Precinct update

Presented by: Brendon Lucas & Will Dwyer (ESR)

5.0

Traffic Movement

- Total approved Heavy Vehicle movements for Moorebank Intermodal Precinct – 10,798 daily movements
- This covers all operations of the Precinct, being Warehousing, IMEX terminal and Interstate terminal
- Average daily heavy vehicle movements 1st January 2026 to 17th April 2026 – 2,175 daily movements (this includes IMEX terminal, Interstate terminal and completed warehouse operations)
- This equates to 20.1% of approved capacity
- Once 25% capacity is exceeded, an independent traffic monitoring audit is required.
- Regular monitoring undertaken on daily truck movements – monitors installed at various locations across the Precinct

Air Quality Requirements

AIR QUALITY MONITORING OBLIGATIONS

Roles and Responsibilities for Air Quality monitoring?

- Various Precinct consent conditions require monitoring and reporting through scheduled periodic reports, pursuant to Construction and Operational Management plans, rather than immediate real-time notification for every exceedance event
- The Developer of the Site is responsible for the monitoring air-quality during construction.
- Occupants and tenants of the Site are also responsible for monitoring air-quality during operations.
- Air quality data including any exceedances are currently recorded in several reports which are submitted to both the Department Planning Housing and Infrastructure (DPHI) and the NSW EPA. These bodies then take necessary actions as required. These reports are also made available on the project website.

Air Quality Requirements

How do we measure and monitor Air Quality?

- Pursuant to the conditions of consent, the monitoring and reporting of air quality during construction is carried out pursuant to two key plans for each consent (there are multiple consents across the Precinct):
 1. **Operational Air Quality Management Plan (OAQMP)** – Addendum (Precinct West South, January 2026)
https://moorebankintermodalprecinct.com.au/wp-content/uploads/2026/03/MPW-South_OAQMP_Rev04_clean_Redacted.pdf
 2. **Operational Environmental Management Plan (OEMP)** – Addendum (Precinct West South, January 2026)
https://moorebankintermodalprecinct.com.au/wp-content/uploads/2026/03/MPW-South_OEMP_Rev03_clean_Redacted.pdf
- The precinct OAQMP for MPE and MPW Precincts is now governed by both the individual management plans but with an overarching Precinct Operational Air Quality Management Plan which is available on the MIP website.
- Specialist equipment is deployed at various locations to measure air quality and that data is then analysed to consider the measured levels against predicted outcomes and the air quality threshold levels set out in the management plans.

Air Quality Requirements

AIR QUALITY MONITORING OBLIGATIONS

How is Air Quality Reported?

- The various Precinct consent conditions require monitoring and reporting through scheduled periodic reports rather than immediate real-time notification for every exceedance event. The reports will include explanations for any identified exceedances and will make recommendations for appropriate mitigation measures where required.
- Air quality data including any exceedances are currently recorded in several reports which are submitted to both the Department Planning Housing and Infrastructure (DPHI) and the NSW EPA. These bodies then take necessary actions as required. These reports are also made available on the project website

Air Quality Requirements

AIR QUALITY MONITORING OBLIGATIONS

How are air quality exceedances defined under the current consent conditions across the precinct?

- Air quality exceedances are defined against the criteria set out in the above two management plans
- Benchmarks are established against the National Environment Protection (Ambient Air Quality) Measure (NEPM AAQ) standards for pollutants.
- For locomotive emissions specifically, benchmarks were established through consultation with the EPA and Transport for NSW.

How are identified exceedances managed?

- Where there is an exceedance of a condition of consent air quality threshold then that is to be referred to the DPHI which is done in the 6 monthly report and 12 monthly audits. Mitigation measures as recommended in the reports are then implemented.

ESR Construction Update

KMART Warehouse (S4)

Status: Under construction
Est. PC Date Q4 2026



ESR Construction Update

Moorebank Avenue Upgrade Works (MAUW)

Status:

- Works to commence June 2026
- Est. PC Date Q2 2027
- Scope includes
 - Reconfiguration of MPE entry points
 - OSD10 construction
 - MAAI & MAR tie in works
 - Decommission of existing Moorebank Avenue (post MAR completion)



National Intermodal update

Presented by: Carla Trainor and Westley Owers
(National Intermodal)

6.0

National Intermodal update

Moorebank Avenue Realignment

- All works remain offline (no change to traffic / access)
- Earthworks almost complete on Defence Joint Logistics Unit (DJLU) entry
- Completion of the Anzac Creek Culvert
- DURs revegetation commenced
- Expect to see more significant progress over next few months
- No MARW enquiries or complaints in last quarter.



Anzac Creek Culvert



Progress on the northern DJLU entry



Looking north
from the
southern tie-in



Quarterly environmental update

Presented by: Brendon Lucas (ESR)

7.0

Quarterly environment update

Summary of activities for the last quarter (3 March – 2 June 2026).

MPE

- Moorebank Avenue Upgrade works – construction ongoing.
- Onsite Detention (OSD) basin 10 and MAUW contracting ongoing.
- Rehabilitation of biodiversity vegetation within disused rail spur. Propagation process for endangered species commenced at Australia Botanic Gardens.

MPW

- Opal Warehouse (S3) – tenant relocation of operations from South Sydney ongoing.
- KMART Warehouse (S4) – construction ongoing.
- Substation - construction ongoing
- N3, N4, S5-7 pads stormwater and weed management ongoing while vacant.
- Ongoing environmental controls maintenance

Moorebank Avenue Realignment

- EPL 21972 – Water discharge and noise monitoring data
- Independent Environmental Compliance Audit (#4 – March 2026)

Quarterly environment update

Three months lookahead activities (June – September 2026):

MPE

- Moorebank Avenue Upgrade works – construction ongoing
- OSD 10 and MAU to commence works in June
- Maintenance of environmental controls
- Rehabilitation of Disused Rail Spur.

MPW

- Substation construction ongoing
- Opal Warehouse (S3) – tenant operation relocation to continue
- KMART Warehouse (S4) – construction ongoing
- Maintenance of environmental controls.

Quarterly environment update

Reports published within the last Quarter (4 March 2026)

- MPW South_ONMP_Rev03
- MPW South_ONMP_Rev04
- MPW South_SIOMP_Rev03
- MPW South_SQMP_Rev03
- MPW South_WTP_Rev03
- Environment Protection Licence (Construction)
- Construction Noise Monitoring Report No.1 (March-Sep 2025)
- MPE S1 Independent Audit Report No.09
- MPE S2 Six Monthly Operations Compliance Report No. 11 (May 2025 – November 2025) Parts 1-2
- MPW Stage 2 Operations Compliance Report No.2 (Nov 2024 to Nov 2025) – Parts 1-5
- MPE S2 Six Monthly Construction Compliance Report No.18
- MPE S2 Annual Review No. 07 (2024)
- Moorebank Complaints Register to 10 March 2026
- SSD 7709 MPW S2_CCR09_Rev02 Redacted
- Moorebank Complaints Register to 24 March 2026

Quarterly environment update

Reports published within the last Quarter (April 2026)

- CCC Meeting #32 Minutes 030326
- MARW Environment Protection License 21972
- Moorebank Complaints Register to 7 April 2026
- Moorebank Complaints Register to 21 April 2026
- Moorebank Avenue Realignment Works SSI-10053 22 August 2023
- Construction Noise Monitoring Report No.1 (March-Sep 2025)

Reports published within the last Quarter (May 2026)

- EPL-21972-Pollution-Monitoring-Data
- Moorebank Complaints Register to 5 May 2026
- Independent DPHI Compliance Audit (No. 4) March 2026
- Response to Independent Environmental Audit (No. 4) March 2026
- Moorebank Complaints Register to 19 May 2026
- MPES2 B106 Anzac Creek Monitoring Report (Spring 2025)
- MPE S2 Six Monthly Operations Compliance Report No.1
- MPE S2 Six Monthly Operations Compliance Report No.2
- MPW Operational Independent Audit Report and Response
- Select MPW S2 Independent Audit Report No.6 – Applicant Response
- MPW S2 Independent Audit Report No.6 – Applicant Response
- MPW S2 Independent Audit Report No.6

Project enquiries, complaints and website updates

Presented by: Nina Macken (Colliers Urban Planning)

8.0

Enquiries & complaints summary

From 4 March to 2 June (quarter 2 - 2026)

Key themes	Mitigation and management
Complaint: Noise and vibration - Ongoing night-time container handling noise (approx. 10:30pm–2:00am) causing sleep disturbance for nearby residents - Requests for monitoring at residential properties and access to supporting noise data, with concern current monitoring does not reflect actual impacts	- Independent consultants undertaking precinct-wide acoustic audit using: - Fixed monitoring across the precinct - Targeted attended monitoring at/near complaint locations (including overnight) - Recent monitoring completed; data under review to assess compliance - Audit to identify any additional mitigation measures, with results to be reported to DPHI
STATUS: Ongoing investigation (precinct-wide acoustic audit underway)	
Complaint: Air & Dust Questions regarding monitor locations and need for monitoring closer to residences	- Monitoring undertaken in accordance with approval conditions and management plans - Locations selected to represent broader environmental conditions - Data reviewed through compliance reporting processes - Compliance Manager confirming exceedance and reporting requirements
STATUS: Ongoing investigation	
Complaint: Potholes Potholes on Moorebank Avenue	Team undertook site visit to investigate complaints and noted potholes to be repaired. Maintenance team will be sent out over next few days (wet weather permitting)
STATUS: Ongoing	

Enquires & complaints summary

From 4 March to 2 June (quarter 2 - 2026)

Key themes	Mitigation and management
Complaint: Communication and engagement - Concerns regarding unanswered or delayed responses to noise-related enquiries - Requests for clear and direct answers on noise impacts and monitoring outcomes - Perception of limited detail provided, particularly while noise concerns remain unresolved STATUS: Closed (precinct-wide acoustic audit underway)	Responses are currently informed by a precinct-wide acoustic audit that is still underway, with final results not yet available. Information is being provided where possible, noting that detailed findings and conclusions are pending completion of the audit
Enquiry: Leasing opportunities Enquiries relating to leasing opportunities and general project information STATUS: Closed	Responded to directly and referred to relevant ESR personnel

Website updates

Information for community:

- CCC Meeting Minutes
- Fortnightly Enquiries Register
- Quarterly Newsletter
- Works notification (Helicopter lift for the MPW S4 Kmart site - 13 June 2026)

Community member questions and other business

Presented by: Chair

9.0

Next meeting date & close

Presented by: Chair

10.

Next meeting

Date	Tuesday 1 September 2026
Time	6pm - 8:00pm
Location	MIP Sales Suite (above Piccolo Me Moorebank: 400 Moorebank Ave, Moorebank NSW 2170) and online



The Moorebank Intermodal Precinct EcoTour program

Thank you

More questions or feedback?



website

<https://moorebankintermodalprecinct.com.au/community/>



email

community@esr.com



phone

1800 512 393 (24 hrs)