



Moorebank
Intermodal
Precinct

Community Consultative Committee

Meeting #34

Tuesday 8 September 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
- Mellissa Karapalevski – Asset Manager



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



- Simon Barney – GM Commercial & Terminals



Secretarial Support

- 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 Community member questions
- 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 Any other business
- 10 Next meeting date and close

Community member questions

Presented by: Chair

2.0

Community member questions

Member	Questions/topics	Response
Diane Wills	Width of Moorebank Avenue, road connections and overpass.	Addressed in Section 6. National Intermodal Update
Eric North	MARW bushfire risk mitigation and management of the Bootland area (traffic generation limits).	Addressed in Section 6. National Intermodal Update
Eric North and Jeff Thornton	Committee membership arrangements and community representation. Also action #73	To be discussed (refer to slide below).

Committee Membership

1.3.9 Changes to membership

The Chairperson is responsible for informing the Committee of any newly appointed members or changes to existing membership. It is also the Chairperson's responsibility to ensure the CCC maintains appropriate representation from community stakeholders. Where changes to Precinct Partners representatives are required, the Chairperson will notify the relevant parties and oversee the transition process.

1.3.4 Community representatives

Current members will be consulted on the new Terms of Reference and asked to sign the code of conduct.

All future (new) CCC representatives must be appointed by an expression of interest (EOI) process conducted by the applicants in consultation with the Chairperson and DPHI.

This may include:

- A Facebook post advising of the EOI process and directing community members to the website for more information about the EOI process and a registration form.
- Information on the MIP website about the project, the EOI including CCC role and timing of the CCC, expectations of the community members involvement and a registration form.
- A community notification sent to residents (standard notification distribution area) seeking EOIs and directing them to the project's website.
- Reaching out directly to local school principals via phone call or email.
- Reaching out to members of the community using the project's local connections as required based on initial interest in the EOI.

Community representatives will need to demonstrate their ability to meet the following criteria in their registrations:

- Be current residents or property owners, from the local communities near the precinct or people who work in or near the precinct.
- Be willing to contribute constructively
- Be active in the community, with strong community networks
- Have a sound understanding and awareness of the project and related environmental issues of concern to the broader community
- Be willing and able to be a conduit between the local community and the project team
- Be willing to adhere to these Terms of Reference and maintain an outcome focused approach.

1.3 Committee membership

In accordance with the guidelines, the Committee will comprise:

- an independent chairperson
- up to 7 (in total) community and stakeholder group representatives
- a representative from each relevant council
- up to 3 representatives appointed by the proponent.

Minutes and actions from previous meetings

Presented by: Colliers Urban Planning

3.0

Minutes and actions

Action	Response	Status
Action # 68: Chair recommends a dedicated briefing session, as an extraordinary meeting outside the formal CCC quarterly meeting to discuss air quality specific issues.	Air Quality Information Session was held on 19 August 2026. Presentation slides were subsequently distributed to CCC members on 25 August 2026.	CLOSED
Action # 65: ESR to follow up on outstanding Woolworths lighting issues, and Qube to follow up on truck reader lighting at night complaint.	Woolworths lighting issues (ESR): Completed works to address the light spill issue from Woolworths which has included motion sensor installation for the external stairs and adjustments of the street lights to redirect them in a more downward direction. These works were completed in July. Truck reader lighting (QUBE): Completed works to reduce light intensity.	CLOSED
Action # 67: ESR to investigate availability of hourly air quality monitoring data (including November 2021 to November 2023 period referenced by CCC members) and provide to the CCC where available.	As discussed during air quality meeting on 19 August 2026: Air quality is monitored continuously; however, individual hourly or daily results can vary significantly due to weather and other temporary influences. Reporting is therefore based on validated data and longer-term averages, which provide a more meaningful assessment of air quality performance and compliance with approved standards (E.g. Air NEPM).	CLOSED
Action # 70: Qube to provide clarification on TEU capacity increase process and available approval documentation.	500,000 TEU is the current approved capacity allowance. The increase from 250,000TEU to 500,000TEU was achieved via a Complying Development Certificate (CDC) which is allowed under the <u>State Environmental Planning Policy (Transport and Infrastructure) 2021</u> .	CLOSED
Action # 73: Position on EOI for an additional community representative on the CCC.	As discussed in CCC meeting 8 September 2026.	CLOSED

Minutes and actions

Action # 63: ESR to provide summary of holistic precinct-wide noise audit.

Response:

- Annual B140A Noise Monitoring Report completed and submitted to DPHI.
- Supplementary acoustic technical memo assessing specific complaints prepared and submitted to DPHI.
- A small number of exceedances were noted in the above report.
- Mitigation measures are being considered/implemented.
- Latest acoustic reports published to website (following slide)

STATUS: CLOSED

Report Name	Date Published/Last Modified
MPE S2 – Annual Noise Review (May 2025 – May 2026)	03 Sep 2026
MPE S2 – Annual Noise Review (May 2024 to May 2025)	03 Sep 2026
MPE S2 – Annual Noise Review (April 2023 to April 2024)	03 Sep 2026
MPE S2 – Annual Noise Review (April 2022 to April 2023)	03 Sep 2026
MPE S2 – Annual Noise Review (April 2021 to April 2022)	03 Sep 2026
MPW S2 Operational Noise Management Plan	26 Aug 2026
Construction Noise Monitoring Report No.2 (Sep 2025–March 2026)	23 Jul 2026
MPE S2 Construction Noise and Vibration Management Plan	15 Jul 2026
MPE S2 Operational Noise and Vibration Management Plan	15 Jul 2026
Construction Noise Monitoring Report No.1 (March–Sep 2025)	30 Apr 2026
MPW South Operational Noise Management Plan – Addendum	13 Feb 2026

Minutes and actions

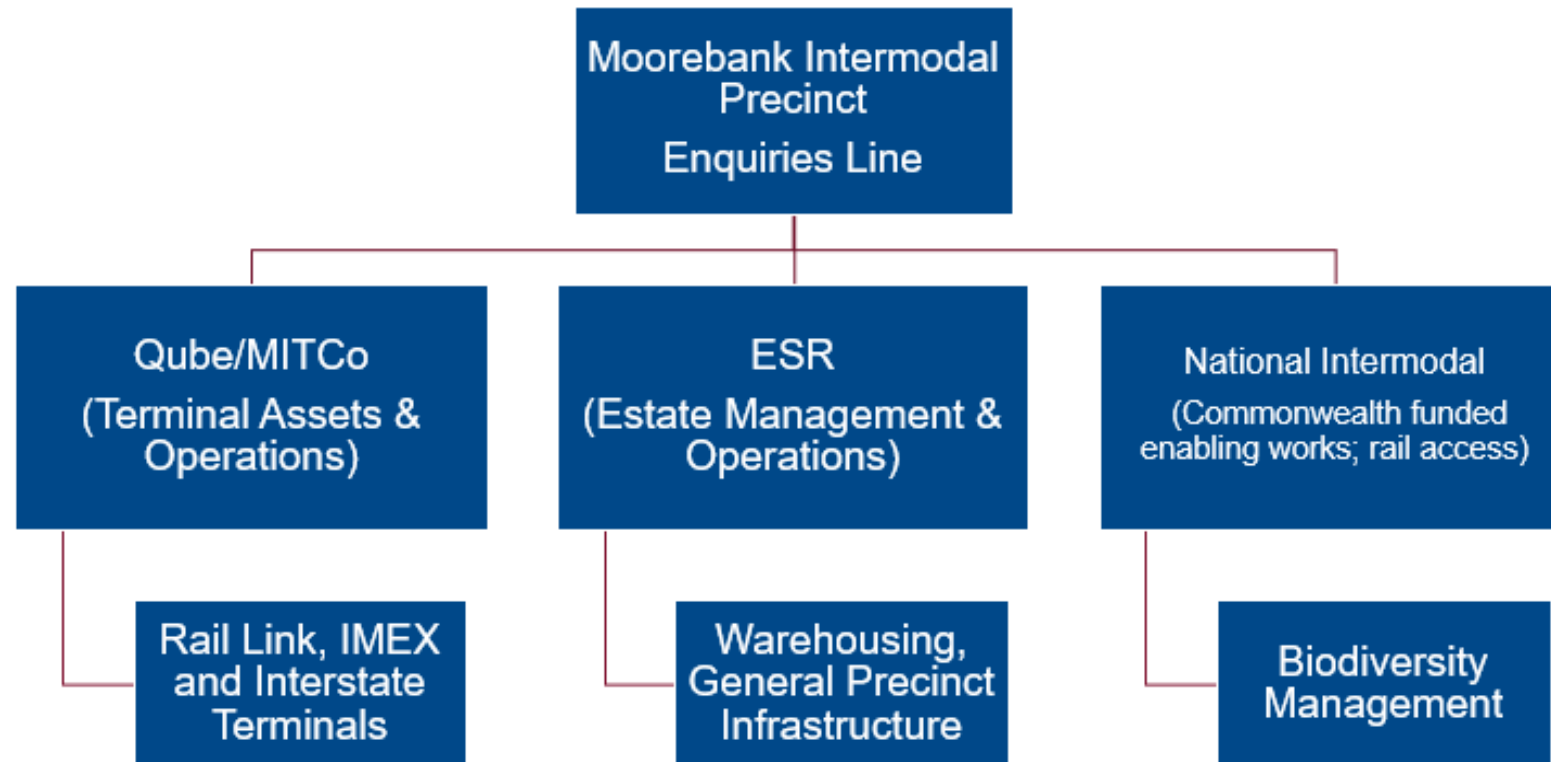
Action # 69: Precinct Partners to share a 12-month planner / schedule of statutory auditing, compliance audits and reporting.

Response: The compliance monitoring and reporting program is currently under review and will be provided once finalised.

STATUS: PENDING

Minutes and actions

Action # 71: ESR to provide updated governance/responsibility diagram and reference to the overarching Precinct Environmental Management Plan.



STATUS: CLOSED

Minutes and actions

Action # 72: Confirm location of ASON monitoring equipment and cameras and whether monitoring captures both external and internal warehouse truck movements.

Response: We confirm that the precinct is not required to monitor operational vehicle movements at the entrance and exit point of every warehouse.

The precinct is only required to monitor operational vehicle movements for the MIP as a precinct. Therefore our traffic monitors are located as indicated by the red arrows on the image below which satisfies this requirement.

STATUS: CLOSED



Qube update

Presented by: Simon Barney (Qube)

4.0

Qube Updates



ESR Precinct update

Presented by: Brendon Lucas & Will Dwyer (ESR)

5.0

ESR Construction Update

KMART Warehouse (S4)

Status: Under construction
Est. PC Date Q4 2026



Figure 1: North-Western Corner



Figure 2: South-Eastern Corner



Figure 3: Bushmaster Ave Progress



Figure 4: South-Western Corner

ESR Construction Update

Moorebank Avenue Upgrade Works (MAUW)

Status:

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



National Intermodal update

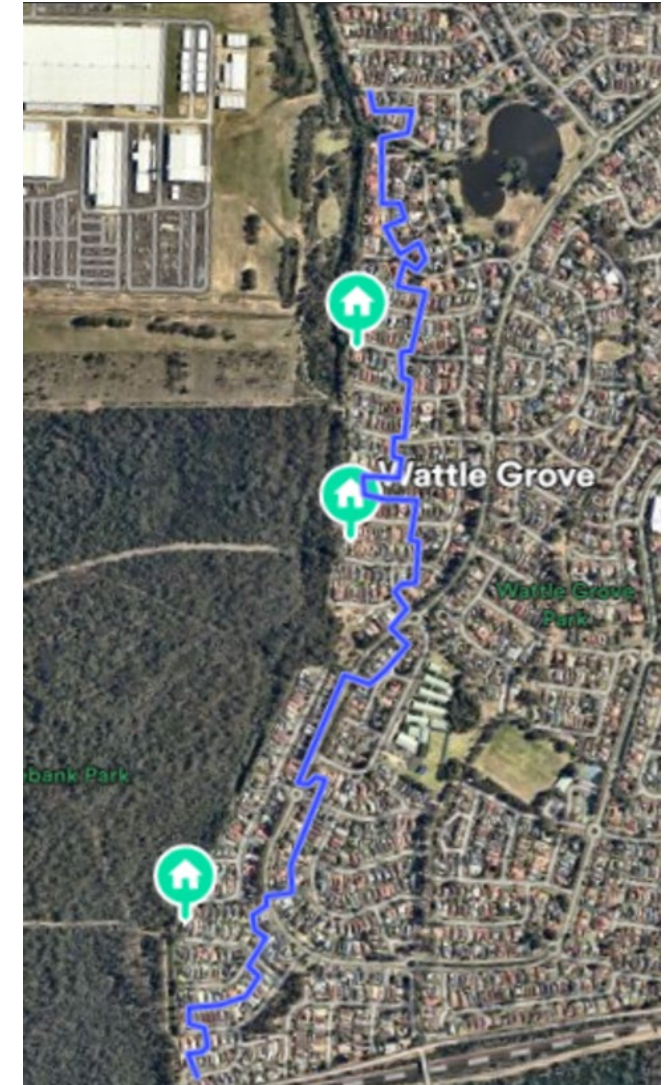
Presented by: Carla Trainor and Westley Owers
(National Intermodal)

6.0

National Intermodal Update

Community Agreement (CA) MARW

- Six week community consultation process for proposed early-start works from 31 August – 30 November 2026
- CA request was for an additional 1 hour (Mon-Fri); 6am start (instead of 7am)
 - *Four engagement exercises across 277 residences*
 - *158 responses (57% response rate); 93% no objection / 7% objection*
- EPA agreement was granted 12 August 2026
- The works will allow for concrete and paving works to be completed more efficiently
- A formal community notification was issued to the consultative area on 24th August 2026.



Zone 1 (north)

- Northern tie-in to existing road network
- Staging of DJLU access, retaining structure complete and pavement works underway



Zone 2 (central)

- Construction of further two intersections to provide warehouse access
- Pavement works progressing



Zone 3 (south)

- Southern tie-in to existing road network
- Construction of embankment and retaining structure along IMEX corridor



Quarterly environmental update

Presented by: Brendon Lucas (ESR)

7.0

Quarterly environment update

Summary of activities for the last quarter (2 June – 8 September 2026).

MPE

- Onsite Detention (OSD) basin 10 and Moorebank Avenue Upgrade works contracting ongoing.
- MAUW works contractor site mobilisation

MPW

- 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

- Anzac Creek culvert (and fauna migration cells) completed
- Sealing of road surfaces
- Ongoing management of erosion and sediment control.

Quarterly environment update

Three months lookahead activities (September – December 2026):

MPE

- Moorebank Avenue Upgrade works & OSD10 – construction to commence
- Maintenance of environmental controls
- Completion of Disused Rail Spur

MPW

- KMART Warehouse (S4) – construction ongoing. Practical Completion targeted for Q4 2026.
- Maintenance of environmental controls.

Moorebank Avenue Realignment

- Moorebank Avenue pavement, drainage and landscaping works

Quarterly environment update

Reports published within the last Quarter (June 2026)

- Moorebank Complaints Register to 2 June 2026
- Moorebank Complaints Register to 16 June 2026
- MPE S2 Six Monthly Operations Compliance Report No. 12 (Nov 2025 – Apr - 2026)
- Moorebank Avenue Realignment Works – Urban Design and Landscape Plan
 - Urban Design and Landscape Plan – Updated Landscape Plans
 - Urban Design and Landscape Plan - with revised Appendix A
- Moorebank Complaints Register to 30 June 2026
- CCC Meeting #33 Minutes
- CCC Meeting #33 Presentation

Quarterly environment update

Reports published within the last Quarter (July 2026)

- MPE S2 Operational Environmental Management Plan
- MPE S2 Stormwater Infrastructure Operation and Maintenance Plan
- MPE S2 Flood Emergency Response Plan
- MPE S2 Operational Air Quality Management Plan
- MPE S2 Operational Noise and Vibration Management Plan
- MPE S2 Operational Flora and Fauna Management Plan
- MPE S2 Operational Waste and Resourced Management Plan
- MPE S1-S2 Operational Traffic and Access Management Plan
- MPE S2 Bushfire Emergency and Evacuation Plan
- MPE S2 Operational Community Communication Strategy
- MPE S2 Operational Traffic and Access Management Plan
- MPE S2 Construction Noise and Vibration Management Plan
- MPE S2 Construction Flora and Fauna Management Plan
- Moorebank Complaints Register to 14 July 2026
- Moorebank Newsletter No. 30 – July 2026
- Construction Noise Monitoring Report No.2 (Sep 2025–March 2026)
- Moorebank Complaints Register to 28 July 2026

Quarterly environment update

Reports published within the last Quarter (August 2026)

- Moorebank Complaints Register to 11 August 2026
- Moorebank Complaints Register to 25 August 2026
- MPW S2 Operational Environmental Management Plan
- MPW S2 Operational Compliance Monitoring and Report Program
- MPW S2 Operational Noise Management Plan
- MPW S2 Operational Emergency Response Plan
- MPW S2 Operational Flora and Fauna Management Plan
- MPW S2 Operational Independent Audit Program
- MPW S2 Operational Traffic and Access Management Plan
- MPW S2 Stormwater Infrastructure Operation and Maintenance Plan
- MPW S2 Workplace Travel Plan
- MPW S2 Stormwater Quality Monitoring Program
- MPW S2 Landscape Vegetation Management Plan
- MIP Precinct Operational Air Quality Management Plan
- EPL 21972 Pollution Monitoring Data
- EPL 21972 – Water discharge and noise monitoring data

Quarterly environment update

Reports published beginning this Quarter (from September 2026)

- MPW S2 UDDR Quarterly Report Q3 2025
- MPW S2 UDDR Quarterly Report Q3 2025 DPHI Acknowledgement Letter
- MPE S2 – Annual Noise Review (April 2021 to April 2022 – Part 1)
- MPE S2 – Annual Noise Review (April 2021 to April 2022 – Part 2)
- MPE S2 – Annual Noise Review (April 2021 to April 2022 Part 3)
- MPE S2 – Annual Noise Review (April 2022 to April 2023)
- MPE S2 – Annual Noise Review (April 2023 to April 2024)
- MPE S2 – Annual Noise Review (May 2024 to May 2025)
- MPE S2 – Annual Noise Review (May 2025 – May 2026)
- MPW S2 UDDR Quarterly Report Q1 2026 DPHI Acknowledgement Letter
- MPW S2 UDDR Quarterly Report Q4 2025 DPHI Acknowledgement Letter
- MPW S2 UDDR Quarterly Report Q4 2025 – Part 2
- MPW S2 UDDR Quarterly Report Q4 2025 – Part 1
- MPW S2 UDDR Quarterly Report Q1 2025
- MPW S2 UDDR Quarterly Report Q1 2025 DPHI Acknowledgement Letter
- Moorebank Complaints Register to 8 September 2026

Project enquiries, complaints and website updates

Presented by: Ross Hornsey (Colliers Urban Planning)

8.0

Enquiries & complaints summary

From 2 June to 8 September (quarter 3 - 2026)

Key themes	Mitigation and management
Complaint: Roadways and vehicle damage - Complaints regarding potholes on Moorebank Avenue, including reports of vehicle damage and requests for compensation claims - Requests for information on claim processes, claim status updates and pothole repairs	- Potholes inspected and repaired following reports received - Compensation claims assessed in accordance with project and insurance processes - Settlement agreements issued and claims finalised where appropriate
STATUS: Closed	
Enquiry: Communication, engagement and monitoring - Requests for air quality monitoring data, compliance reporting and project information - CCC-related enquiries, agenda circulation and follow-up information requests - Requests for information regarding tenancy, site access and project operations	- Monitoring and compliance information provided directly to stakeholders - Project team responded to enquiries and distributed relevant project updates - Stakeholders referred to appropriate project representatives where required
STATUS: Closed	
Complaint: Noise and vibration Limited number of complaints regarding operational and construction-related noise impacts	- Complaints investigated and responded to in accordance with project procedures - Information provided regarding operational requirements and management measures
STATUS: Ongoing	

Website updates

Information for community:

- CCC Meeting Minutes
- Fortnightly Enquiries Register
- Quarterly Newsletter
- Works notification (Out of Hours Works commencing 31 August 2026 – Additional hours)

Any other business

Presented by: Chair

9.0

Next meeting date & close

Presented by: Chair

10.

Next meeting

Date Tuesday 1 December 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)