Moorebank Intermodal Precinct

SUMMARY OF MONITORING RESULTS 2025

Moorebank Intermodal Precinct – West Precinct Stage 2 and Stage 3

28 OCTOBER 2026

Moorebank Intermodal Precinct

Moorebank Intermodal Precinct – West Precinct Stage 2 and Stage 3

SSD 7709 and SSD 10431

Stage 2 and Stage 3: Summary of Monitoring Results 2025



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Moorebank Intermodal Precinct

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Moorebank Intermodal Precinct

ACRONYMS AND DEFINITIONS

Acronym/Term	Meaning
Aspect	Aspect Environmental Pty Limited
CFFMP	Construction Flora and Fauna Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CPESC	Certified Professional in Erosion and Sediment Control
CCC	Community Consultative Committee
CoC	Conditions of Consent
CSWMP	Construction Soil and Water Management Plan
DPHI	Department of Planning, Housing and Infrastructure
EM	Environmental Manager
EPL	Environment Protection Licence
ESR	ESR Australia & New Zealand
IMT	Intermodal Terminal
IPC	NSW Independent Planning Commission (formerly the NSW Planning Assessment Commission)
MARW	Moorebank Avenue Realignment Works
MIP	Moorebank Intermodal Precinct (formerly Moorebank Logistics Park)
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
PFOA	Perfluorooctanoic acid
PFHxS	Perfluorohexane sulphonate
PFOS	Perfluorooctane sulphonate
Report, this	this Summary of Monitoring Results Report
SSD	State significant development
SSFL	Southern Sydney Freight Line

Moorebank Intermodal Precinct

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1 INTRODUCTION

This Summary of Monitoring Results Report (this Report) for Moorebank Precinct West (MPW) Stage 2 and Stage 3 has been prepared by Aspect Environmental Pty Limited (Aspect) on behalf of ESR Australia & NZ (ESR) for the reporting period January 2025 to December 2025 inclusive.

1.1 Development Ownership

In 2022, LOGOS joined the ESR Group and since August 2024 operates under the ESR Australia and New Zealand (ESR) business. In 2025, the name of the company changes from LOGOS MLP Development Management Pty Ltd to ESR MLP Development Management Pty Ltd. The Applicant/approval holder entity remains unchanged, and references to LOGOS continues and remains relevant where LOGOS and ESR are used interchangeably.

1.2 Moorebank Intermodal Precinct

The Moorebank Precinct East (MPE) and MPW are being developed into the Moorebank Intermodal Precinct (MIP) operated by ESR (formerly LOGOS). When completed, the MIP will move 1.55 million shipping containers annually through a combination of the Interstate (IMT) and IMEX terminals. MIP will also feature Australia's largest purpose-built warehouse and distribution precinct, serviced by the latest 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 for both the MPW and MPE developments. Operational activities are progressively being commenced across MPE and MPW.

1.3 MPW Stage 2 Development

Consent for the construction and operation of the MPW Stage 2 (State Significant Development (SSD) 7709) development was issued by the Independent Planning Commission (IPC) on 11 November 2019. The development approval has been subject to the following modifications:

- MPW Stage 2 Modification 1 (SSD 7709 – Mod 1), approved on 24 December 2020
- MPW Stage 2 Modification 2 (SSD 7709 – Mod 2), approved on 30 September 2021
- MPW Stage 2 Modification 3 (SSD 7709 – Mod 3), approved on 22 July 2024

The key components of MPW Stage 2 development are:

- Construction and 24/7 operation of an intermodal terminal (IMT) facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units per annum, including:
  - a rail terminal with nine rail sidings and associated locomotive shifter
  - a rail link connection from the sidings to the rail link constructed under MPE Stage 1 (SSD 6766) to the Southern Sydney Freight Line (SSFL)
  - rail and truck container loading and unloading and container storage areas
  - truck waiting area and emergency truck storage area
  - container wash-down facilities and degassing area
  - mobile locomotive refuelling station
  - engineer's workshop, administration facility and associated car parking.
- Operation of the IMT facility includes operation of the rail link to the SSFL and container freight movements by truck to and from the MPE Site.
- Construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility and including:

  - six warehouses with a total gross floor area of 215,000m^2 and, for each warehouse, associated offices, staff amenities, hardstands and truck and light vehicle parking
  - 800m^2 freight village (operating from 7am to 6pm, 7 days/ week) including staff/ visitor amenities
  - internal roads, noise wall, landscaping, lighting and signage.
- Intersection upgrades on Moorebank Avenue at
  - Anzac Road providing site access
  - Bapaume Road for left turn only out of the site.
- Construction and operation of on-site detention basins, bioretention/ biofiltration systems and trunk stormwater drainage for the entire site.
- Construction works and temporary ancillary facilities, including:
  - vegetation clearing, topsoil stripping and stockpiling and site earthworks and temporary on-site detention
  - importation of up to 1,600,000m^3 of uncompacted fill, temporary stockpiling and placement over the entire site to raise existing ground levels by up to 3m
  - materials screening, crushing and washing facilities
  - importation and placement of engineering fill and rail line ballast
  - installation and use of a concrete batching plant
  - utilities installation/ connection.

Construction activities as part of the MPW Stage 2 development commenced in December 2020. Operations commenced on MPW Stage 2 development on 27 May 2024.

1.4 MPW Stage 3 Development

Consent for subdivision and construction of the MPW Stage 3 (SSD 10431) development was issued by IPC on 11 May 2021.

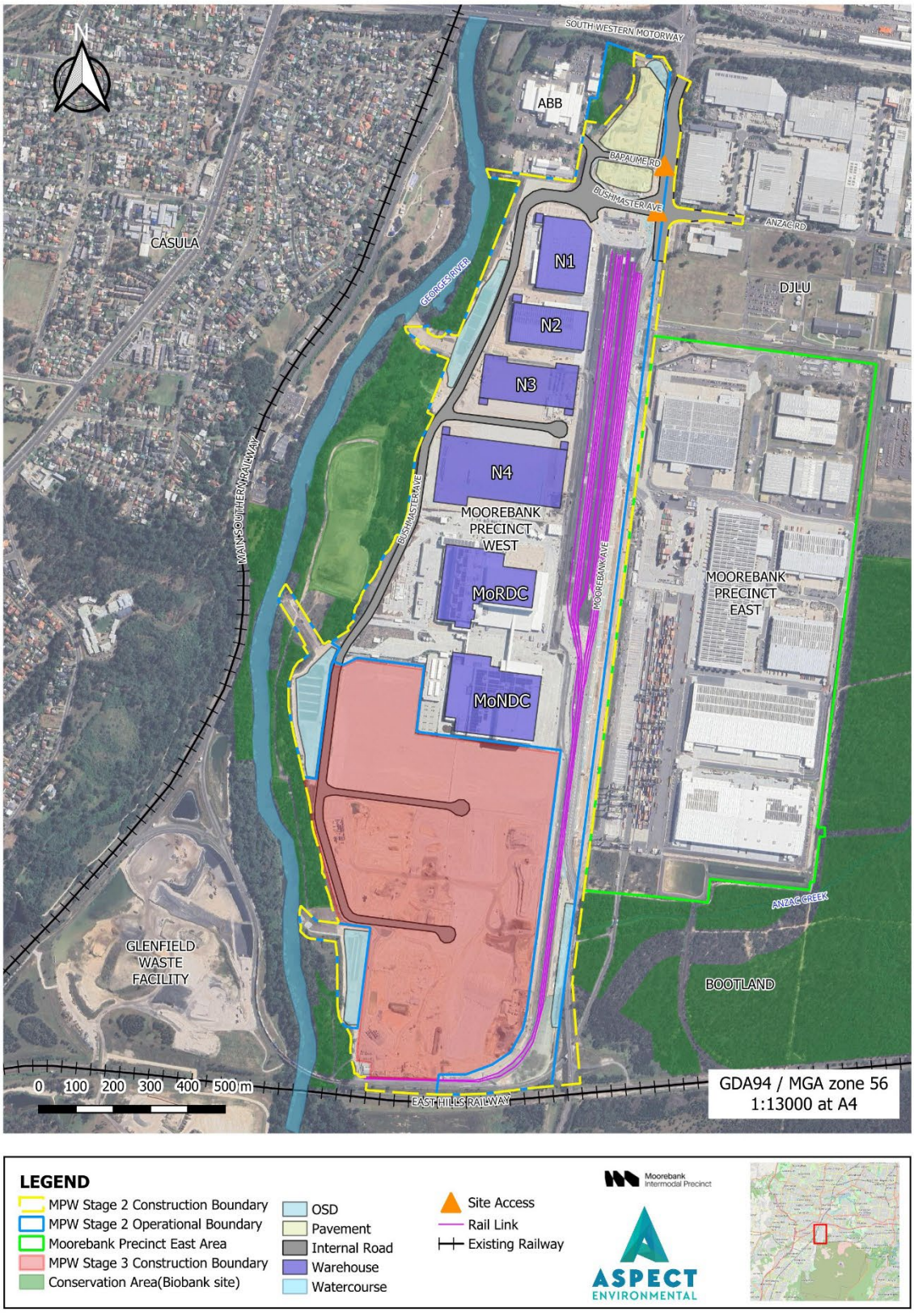
The MPW Stage 3 development involves:

- progressive subdivision of the MPW development into nine allotments
- importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion
- establishment of a temporary works compound area in the southern portion of the MPW development
- ancillary development.

The MPW Stage 3 development is located wholly within the MPW Stage 2 construction footprint in the southern portion of the site (Figure 1-1). Construction activities commenced in November 2021.

Environmental monitoring, reporting and compliance reporting for the MPW Stage 2 and MPW Stage 3 developments was completed in accordance with development consent requirements. Compliance reports are available on the project website (https://moorebankintermodalprecinct.com.au/).

Figure 1-1 - MPW Stage 2 and Stage 3 development layout



1.5 Scope and Purpose

This Report has been prepared to address Condition of Consent (CoC) C21 of the MPW Stage 2 SSD 7709 development consent and CoC A38 of the MPW Stage 3 SSD 10431 development consent.

Table 1-1 Compliance Matrix SSD 7709 and SSD 10431

MPW Stage 2 – SSD 7709	Section Reference
Condition C21a	
At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:	-
(vi) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;	Section 2
(vii) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	Section 2
MPW Stage 3 – SSD 10431	
Condition A38a	
At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	-
(vi) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;	Section 2
(vii) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	Section 2

This Report satisfies the requirements of CoC C21(a)(vi) and (vii) of SSD 7709 and CoC A38 (a)(iv) and (v) of SSD 10431 by providing a summary of the environmental monitoring completed under CoC C20 (SSD 7709) and CoC A37 (SSD 10431):

> *Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.*

2 ENVIRONMENTAL PERFORMANCE

This section provides a summary of the monitoring results and associated environmental outcomes for the reported period, against the requirements of the relevant statutory requirements, limits or performance measures/criteria and requirements of any plan or program required under the SSD 7709 and SSD 10431 development consents.

2.1 Air Quality

Table 2-1 provides the air quality requirements defined by the CoC and results for the reporting period.

Table 2-1 Air quality monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Compliance Monitoring: Must ensure dust generated by the development does not cause exceedance of the following criteria at private property not associated with the development: a) 2g/m^2/month maximum increase in deposited dust level; and b) 4g/m^2/month maximum deposited dust level.	CoC B46 (SSD 7709) CoC C17 (SSD 10431) MPW dust deposition gauges	Deposited dust levels were reported monthly. Visual monitoring was undertaken during daily inspection to monitor compliance with CoCs. The adopted background cumulative assessment for deposited dust levels, as identified by the MPW 2 Environmental Impact Statement Appendix O - Air Quality Impact Assessment, is 1g/m^2/month annual average. Therefore, a 2g/m^2/month increase is equivalent to a combined incremental criterion of 3g/m^2/month. There were exceedances at various boundary locations across the western edge of the development throughout the period. The southwestern location exceeded 3g/m^2/month on four occasions. The middle western location exceeded 3g/m^2/month on eight occasions. The north-western location exceeded 3g/m^2/month on two occasions. Throughout the year, exceedance events have been influenced by strong gusts ranging from 30 to 60km/h and construction works from adjacent locations that potentially generated dust. Throughout the year, low dust generating construction activities were undertaken in the northern portion of the MPW Stage 2 area. Otherwise, the only potential for

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
		dust to come from the MPW Stage 2 area is from the gradual reduction in polymer-based stabilisation on undeveloped areas, or from dust tracked onto roads adjacent to the monitoring locations. On five occasions where an exceedance was recorded, organic matter levels contributed to the exceedances. Organic matter occurs from activities such as landscape management. Landscape management is an operational activity and therefore outside the scope of this document. The percentage of organic matter in each sample as compared to the mineral dust component ranges from 17.24% to 72.94%. The average percentage of organic matter in each sample is 35.76%. The annual average of MPW dust monitoring locations northwest and southwest were below the 4g/m^2/month limit. The middle western location experienced an exceedance. The air quality monitoring station at the middle western location is directly adjacent to the noise wall. Particles in the air potentially deflect off the noise wall surface, falling into the dust monitor, rather than passing by it. This may explain a higher amount of particles captured by the middle western location. If the contributions from operational activities are not included in the results, all monitoring stations averaged below the 4g/m^2/month limit. The MPW S2 Independent Environmental Audit (March 2026) identified that no earthworks were undertaken on MPW S2 during 2025. The MPW S3 Independent Audit (February 2026) identified that the dust gauges are placed at the boundary of the site rather than at the location of sensitive receivers. The auditors found no clear evidence of a failure to implement reasonable and feasible dust mitigation measures.

2.2 Water Quality

Table 2-2 provides the water quality requirements defined by both the Environment Protection Licence 21054 (EPL) and the Construction Soil and Water Management Plan (CSWMP) and results for the reporting period.

Table 2-2 Water quality monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
EPL 21054 discharge criteria: • Perfluorooctane sulphonate (PFOS) 0.13 µg/L • Perfluorohexane sulphonate (PFHxS) 2 µg/L • Perfluorooctanoic acid (PFOA) 10 µg/L • PFOS and PFHxS total sum 2 µg/L	For each monitoring/discharge point or utilisation area specified in EPL L2.4 Table.	The required water quality monitoring was completed for all controlled water discharge events. One exceedance of the EPL PFOS limit was recorded in February. All discharge point data and laboratory results were reported in the EPL Monitoring Report 2025 and are available on the project website (https://moorebankintermodalprecinct.com.au).
Water discharge performance: • Rainfall data • Water quality data • Dates of rainfall • Dates of sampling, results • Dates of release	Section 3.6 CSWMP	Site registers were maintained to include weather conditions and water quality monitoring results. Where EPL water quality criteria were achieved, when reasonably feasible and as required, water was reused onsite for dust mitigation and irrigation within grassy areas. Unused water was discharged in accordance with the EPL.
Site inspection of every sediment control device includes: • Condition and maintenance requirements of each sediment control device • Volume of sediment removed from each sediment retention system where applicable	Section 3.6 CSWMP: Weekly and post rainfall event monitoring	In accordance with CoC B32 (SSD 7709), monthly site inspections were undertaken by an independent Certified Professional in Erosion and Sediment Control (CPESC), approved by the Department of Planning, Housing and Infrastructure, formerly the Department of Planning and Environment, to report on the implementation of the CSWMP and provide improvement recommendations. Erosion and sediment control inspections were also conducted pre and post rain events and weekly to verify controls were in place and effective. CPESC reports, weekly and post rainfall events monitoring, identified maintenance requirements and improvements, which were actioned and

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
• Sediment disposal location.		closed out.
LTEMP groundwater and surface water criteria: – Recreational water ▪ PFOA 10 ug/L ▪ Sum of PFHxS + PFOS 2 ug/L – Freshwater 95% and 99% species protection ▪ PFOA 220 ug/L (95%) and 19 ug/L (99%) ▪ PFOS 0.13 ug/L (95%) and 0.00023 ug/L (99%)	Groundwater is measured through 25 monitoring wells. Surface water is measured at 14 sample locations along the Georges River. It is noted that the outlined criteria values are smaller than the laboratory limit of reporting. Therefore, where monitored values are present, they have been recorded as an exceedance potentially due to this limitation.	• Groundwater: – Recreational water ▪ PFOA was reported below criteria ▪ Sum of PFHxS + PFOS exceeded criteria in the March, June and September reports. – Freshwater 95% and 99% species protection ▪ PFOA was below criteria ▪ PFOS exceeded the 95% and 99% species criteria in March, June and September. • Surface water – Recreational water ▪ PFOA equal to or below criteria ▪ Sum of PFHxS + PFOS below criteria – Freshwater 95% and 99% species protection ▪ PFOA results were below criteria ▪ PFOS results exceeded criteria in March, June and September against the 99% species criteria. The LTEMP groundwater and surface water monitoring is designed to assess offsite PFAS migration trends associated with historical firefighting training. No MPW S2 construction activities disturbed managed PFAS areas on site.

2.3 Noise and Vibration

Table 2-3 provides noise and vibration monitoring requirements defined by the Construction Noise and Vibration Management Plan (CNVMP) and results for the reporting period.

Table 2-3 Noise and vibration monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Construction noise and vibration management levels.	Section 5.1.4 CNVMP Monthly monitoring reports	Attended vibration monitoring was not required for any construction works undertaken in 2025. No attended noise monitoring because of construction activities on MPW Stage 2 and MPW 3 were required during the reporting period.
Continuous vibration monitoring for construction works within 100m of the relevant ABB building.	Sections 4.4.6.1 CNVMP	Vibration monitoring was not conducted. There were no vibratory activities (vibration intensive plant and equipment) conducted within 100m of the ABB building during the reporting period.
Continuous vibration monitoring construction works within 100m of Kitchener House.	Sections 4.4.6.2 CNVMP	Continuous vibration monitoring was conducted whilst works were being undertaken near Kitchener House. Three exceedances occurred in June, and one exceedance occurred in September. The exceedances did not correlate to any nearby works reported in that area.
Attended noise measurements within 28 days of significant equipment arriving on site to establish the actual noise levels and to confirm that the operating levels comply with Table 30 in the CNVMP.	Sections 5.1.1 CNVMP	No significant new equipment arrived on site during the reporting period; therefore, monitoring was not required.
Attended community noise monitoring	Sections 5.1.2 CNVMP	No noise related non-compliances were identified during Out of Hours Work's. The noise monitoring station in Casula was analysed in response to complaints made against noise produced by the

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
		Precinct. Noise recorded by the station is attributable to container handling noise from IMEX.

2.4 Traffic

Table 2-4 provides traffic monitoring requirements defined by the Construction Traffic and Access Management Plan (CTAMP) and results for the reporting period.

Table 2-4 Traffic monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Monitoring incident/complaints for: • Road Safety • Network efficiency • Heavy vehicle route plan • Access and parking arrangement	Section 4-1 CTAMP Bi-monthly Complaints Register Incident Register Contractor Vehicle Tracking Report	Incidents registers were maintained to record any incidents or accidents. During the reporting period there were no reports of heavy vehicles blocking the intersection, no onsite parking complaints made by occupants and no complaints regarding the signalised access to site.

2.5 Biodiversity

Table 2-5 provides biodiversity monitoring requirements defined by the Construction Flora and Fauna Management Plan (CFFMP) and Koala Management Plan and the results for the reporting period.

Table 2-5 Biodiversity monitoring results

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Nest box monitoring in compliance with Nest Box Monitoring Strategy - Annually during spring	Section 3.2.4 CFFMP/ CoC D21(d)(ii)(b) and Revised Environmental Mitigation Measures 6AA under MPW Concept Plan development consent (SSD 5066)	The Spring 2024 nest box monitoring report identified that 50 nest boxes required maintenance to maintain the hollow replacement ratio of 2:1 for hollows removed by the MIP development which increased the number of functional boxes required to 216. Of the 50 that required maintenance, 26 are considered no longer functional. Those that are still functional require maintenance due to: • being unstable on the tree • overgrown vegetation preventing internal inspection • installed on a dead tree • installed at a height below 3m • there has been no evidence of use since 2018. The Spring 2025 nest box monitoring report identified that 52 nest boxes required maintenance to maintain the hollow replacement ratio of 2:1 for hollows removed by the MIP development which increased the number of functional boxes required to 216. Of the 52 that required maintenance, 26 are considered no longer functional. The other 26 of the 52 requiring maintenance that are still functional require maintenance due to: • being unstable on the tree • overgrown vegetation preventing internal inspection • installed on a dead tree • installed at a height below 3m • there has been no evidence of use since 2018.

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
Inspect the delineation of “NO-GO” areas to ensure that the clearing boundary is intact and clearly visible. Inspect areas immediately adjoining the clearing boundary to ensure no material stockpiling, plant or equipment storage is located within a “NO-GO” area.	Section 4 CFFMP Daily monitoring by Site Supervisor	All vegetation clearing has previously occurred onsite and is complete. Inspections of areas adjacent to no-go areas were conducted throughout the reporting period. The frequency of inspections varied from weekly to monthly between contractors based on the works being conducted and the risk of impact on vegetation.
Inspection of sediment control measures (sediment fencing) to ensure all measures are intact and functioning properly, to avoid indirect impacts on adjoining areas.	Section 4 CFFMP Weekly, and as soon as practical following rainfall monitoring by Contractor’s Environmental Manager (EM)/ Site Supervisor	Weekly and wet (pre and post) weather inspections were completed. Erosion and sediment controls were implemented. Inspection reports identified actions to update measures as required to support the progress of works. Inspection reports identify when issues were rectified.
Inspection of cleared and disturbed areas, to confirm that appropriate stabilisation measures have been implemented. Inspection of cleared and disturbed areas, to identify the presence of establishing weeds.	Section 4 CFFMP Weekly monitoring by Contractor’s EM	Weekly inspections were conducted that identified whether appropriate stabilisation measures were implemented. Inspection reports record when changes were made. Weekly inspections identified minor weed outbreaks on soil stockpiles. Weeds were treated and or removed.
Inspect Project site to determine weeds, vermin and pest species are not present in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.	Section 4 CFFMP No less than every three months monitoring by Contractor’s EM Moorebank Intermodal Precinct – Operational Facility Annual Flora and Fauna Monitoring, Arcadis 2025 Moorebank Intermodal Precinct – Operational Facility Annual Flora and Fauna Monitoring, Arcadis 2026	Weekly inspections were conducted within construction areas. The inspections did not identify the presence of pest and vermin. Noxious weeds were identified onsite and managed in accordance with the CFFMP. Moorebank Intermodal Precinct – Operational Facility Annual Flora and Fauna Monitoring, Arcadis 2025 and 2026 identified weeds, and feral animals (vermin) in the biobanking area.
Inspection of macroinvertebrate communities undertaken upstream and downstream of the proposed	Section 4 CFFMP Prior to, during and following	No inspections of macroinvertebrate communities occurred during the reporting period. No construction activities were conducted in the riparian area that would potentially impact

Monitoring Type/ Trigger Levels/ Requirements	Source/ Methodology	Results
impact at the Georges River Bridge and reference locations to assist identification of any changes in aquatic communities.	construction monitoring by Contractor's EM	macroinvertebrate communities.
Monitoring Bootland and Moorebank Offset	Section 9.1 Koala Management Plan Moorebank Intermodal Precinct – Operational Facility Annual Flora and Fauna Monitoring, Arcadis 2025 Moorebank Intermodal Precinct – Operational Facility Annual Flora and Fauna Monitoring, Arcadis 2026	Remote infra-red cameras captured a suite of native and introduced fauna utilising the Anzac Creek culvert to move between patches of bushland within Wattle Grove offset area. Native terrestrial fauna recorded included Koala (Phascolarctos cinereus), listed as Endangered under the *Biodiversity Conservation Act 2016* and *Environment Protection and Biodiversity Conservation Act 1999*, as well as common native species such as Swamp Wallaby (Wallabia bicolor). Koalas have been recorded in riparian bushland along the Georges River as well as bushland to the south outside of the MIP precinct.
Habitat monitoring	Section 9.1.3 Koala Management Plan	Moorebank Precinct East – Operational Facility Annual Flora and Fauna Monitoring, Arcadis 2025. The report includes habitat monitoring, habitat connectivity and management across the biobanking area. Habitat assessments identified that the Georges River Corridor offset site could support Koalas, although it was dominated by invasive shrubs. The Georges River offset site has also been subject to clearing of Lantana camara, potentially improving suitability for Koalas. The first annual habitat monitoring surveys showed no significant change in broad-scale vegetation structure or overall suitability for Koalas. Vegetation cover declined slightly across all strata compared with baseline surveys, however differences in cover did not exceed 5 per cent.

2.6 Heritage

No unexpected finds were discovered during the reporting period.

2.7 Community Engagement

The following community engagement activities were completed during the reporting period:

The project website (https://moorebankintermodalprecinct.com.au/) was updated with relevant project documentation, including the revised Construction Environmental Management Plan, associated revised sub-plans, compliance reports (including independent audits), and monitoring results.

Complaints and enquiries were managed via an independent contractor. Details were recorded in a community complaint register, which is available on the Development website.

Two newsletters were published during the reporting period, in March and June 2025. The newsletter was posted to residents and uploaded to the Project website. Development updates, general news, media releases, and current works notifications are also publicly available on the Project website.

The Community Consultative Committee (CCC) met on four occasions (February, May, September and November 2025). The CCC meetings cover the entire MIP and meeting minutes are publicly available on the Project website.

2.8 Community Complaints

A summary of the MPW 2 and MPW 3 community complaints and enquiries received, and the subsequent actions taken during the review period is provided in Table 2-6. Complaints and enquiries are managed in accordance with the Construction Community Communication Strategy (Rev J, 29/06/2021).

Table 2-6 Community Complaints

Date received	Complainant	Nature of complaint	Status
12/12/2025	Community Member	Complaint and subsequent follow up from community member raising concern with dust and air pollution in the Casula area including a request for consideration of monitoring, potential mitigation measures, and clarification of responsibilities within the precinct partnership.	Detailed information is being sought to prepare a detailed response. Advised community member that impacts on local air quality from MPE (i.e. IMEX, Rail Link and Warehouses) are managed by the Department of Planning, Housing and Infrastructure's (DPHI) approved Operational Air Quality Management Plans. These plans identify the environmental management measures that will be applied to operational activities on MPW to manage identified air quality risks. Impacts on local air quality from construction are managed by several Construction Air Quality Management Plans across the various precinct approvals. As discussed on the call, air quality from both construction and operations is monitored and assessed by an independent assessor. As part of the consent conditions, the precinct is required to report on these findings on a quarterly basis, which are published on the precinct website. These reports, along with precinct planning approvals, consent conditions and quarterly environmental reporting are available on the project website's 'Document Library' - see link below. https://moorebankintermodalprecinct.com.au/community/document-library/. Remained OPEN by 31 December 2025.
30/11/2025	Community Member	Community member raised concern with lights	The project team will visit the community member's home to identify the light source. Further investigation will be undertaken once the source is confirmed.

Date received	Complainant	Nature of complaint	Status
		from the MIP site that shine directly into their main bedroom, making it difficult to sleep. Request that these lights be turned off by 9:00 PM nightly to reduce disruption for themselves and neighbouring properties. Request to turn power off to prevent light spill, request to cease precinct operations and request for a curfew over holiday period.	Advised that facilities Management team are in the process of coordinating light testing to more accurately identify problematic light source. Contractor has been engaged to identify the source of the light spill and, where possible, rectify the issue. If the issue cannot be fully resolved at that stage, the contactor will recommend additional measures such as diffusers, shields, or covers. Remained OPEN by 31 December 2025.
11/11/2025	Community member	Community member following up on damage to a private vehicle which took place in September 2025 on Anzac Road in Moorebank due to ongoing roadworks.	Roadworks assessed and found to meet the required Transport for NSW standards. Issue has been discussed with the community member and the matter has been escalated within ESR. Remained OPEN 31 December 2025.
30/09/2025	MIP Tenants	Dust: Management company for the warehouse complex located next to the project advised that tenants in both north and south locations of the east precinct had	Measures taken include: -increased watercarts onsite and allocated one to specifically the work zone nearest the warehouses -increased dust monitoring during inspections -commenced proposed scheduled application in the work zone -dust management including speed reductions discussed at prestart with staff and contractors -dust management scheduled as the next environmental toolbox topic. CLOSED.

Date received	Complainant	Nature of complaint	Status
		raised a complaint regarding dust coming from the project. They requested more effective dust suppression measures and controls.	
2/09/2025	Community Member	Traffic management: A community member reported a near-miss incident while turning right from Moorebank Avenue onto Anzac Road (northbound), due to two lanes merging into one without adequate signage or sufficient space to safely accommodate turning vehicles.	Response: The project team investigated and confirmed that the traffic management setup in question is not associated with the current project works but is being managed by Vaughan Civil. The matter was referred to Vaughan Civil for review, with a request to address the safety concerns and implement any necessary rectifications. CLOSED.
1/08/2025	Community Member	Property damage: A community member submitted a claim for a punctured tyre to Liverpool City Council, alleging it was sustained 22 July 2025 from metal debris left on the road from works at Moorebank Avenue near Anzac Road and	Response: The project team investigated with our contractor who reviewed the provided information and video footage. There was no evidence of debris found on the road and additionally the contractor did not have any works occurring in that vicinity nor for a period before, so it is unlikely to be related to project works. A response was provided on 6 August to Liverpool City Council to advise of our findings. CLOSED.

Date received	Complainant	Nature of complaint	Status
		Bushmaster Avenue.	
15/07/2025	Community Member	Road works: Phone enquiry received from nearby community member in Lurnea who complained about the extended length of time it was taking to complete works on Moorebank Avenue (specifically the 200m stretch up to the Anzac Road intersection). Caller complained of heavy traffic congestion in the area and sought more information about project works and when it will all finish.	Spoke to caller, explaining the unforeseen delays associated with weather conditions and the Endeavour Energy project, and advised caller about upcoming traffic switch for MAAI (25-28 July). Added him to the project subscriber list and followed up with emails providing a copy of the upcoming OOH notification and website link, advised him MAAI is expected to be fully completed by the end of 2025 and that the MARW are scheduled to be ongoing for approximately 18m (although mostly being undertaken offline). CLOSED.
4/06/2025	Community Member	Road works: Caller enquired about works along Anzac Road from the Moorebank Avenue intersection up to the Fire Station as it seems constantly being dug up and the road is not holding up in the rain. Upon investigation, activities relate to the installation of	Caller was contacted by the project team and advised that MAAI works with final reinstatement is due end-July around the intersection. Remainder works are being undertaken by Vaughan Civil. Feedback was passed on to Vaughan Civil who also phoned caller to advise that works are continuing and explain that reinstatement is temporary after each shift and permanent road reinstatement will be carried out once works are complete. CLOSED.

Date received	Complainant	Nature of complaint	Status
		the 33kw transmission line as part of Endeavour Energy's separate project.	
18/05/2025	Community and CCC Member	Environmental reporting: Stakeholder emailed to lodge a complaint regarding environmental reporting with respect to specific emissions information and more detailed data that they have requested for some time.	There has been ongoing correspondence and attempts to provide the requested information. This is currently being reviewed again to confirm that the project team has provided the requested information as best as they are able. Additional information has subsequently been provided, and a member of project team will follow up with stakeholder. CLOSED.
8/03/2025	Community Member	Traffic Impacts: Excessive traffic congestion on Moorebank Avenue in mornings heading north towards Liverpool.	Response sent to Stakeholder on 27/3. CLOSED.

3 NON-COMPLIANCES

The MPW Stage 2 independent audit report released in April 2025 by Wolfpeak covered the period March 2024 to February 2025. Non-compliances identified in this audit related to administrative conditions and did not occur during 2025.

The MPW Stage 2 independent audit report released in March 2026 by Wolfpeak covered the period March 2025 to March 2026. One non-compliance was identified. This was for the late submission of ER monthly reports for June and August 2025 under CoC A37.

The MPW Stage 3 independent audit report released in October 2025 found no non-compliances.

The MPW Stage 3 independent audit report released in April 2026 found non-compliances relating to MPW S2. These were administrative and did not result in impacts to environmental performance.

One non-compliance was notified to DPHI during the 2025 reporting period. However, it relates to a reporting issue that occurred outside of the report period. The non-compliance was recorded for the late submission of the December monthly CPESC report. The report was due 03/01/2025 and submitted 09/01/2025.

4 STATEMENT OF COMPLIANCE

This Report was prepared in accordance with the CoC C20 (SSD 7709) and CoC A37 (SSD 10431) and the reporting requirements under approved plans and programs.

The Report addresses the requirements of CoC C21(a) (vi) and (vii) (SSD 7709) and CoC A38 (a)(iv) and (v) (SSD 10431).

Additional details regarding the environmental performance of the MPW Stage 2 and MPW Stage 3 developments are available in the compliance reports in accordance with CoC C14 (SSD 7709) and CoC A47-A49 (SSD 10431), which are available on the Project website (https://moorebankintermodalprecinct.com.au/).