



## IPC SIGNS OFF ON LATEST STAGE OF MOOREBANK INTERMODAL TERMINAL

11 May 2021

The next stage of an intermodal freight terminal in Sydney's southwest has been signed off by the state's Independent Planning Commission.

Qube Holdings Limited (the Applicant) sought approval for the \$38-million third stage of Moorebank Intermodal Precinct West (MIPW) – an import/export terminal with a direct freight rail link to Port Botany; an interstate freight hub, connecting with the national freight rail network; and associated warehousing.

Development consent has already been granted for Stage 1 early works, including building demolition and remediation of contaminated lands; and Stage 2, comprising bulk earthworks, construction and operation of an intermodal terminal facility, container storage area, rail link and internal road infrastructure, as well as warehousing.

During Stage 3, Qube plans to subdivide the MIPW site into nine allotments; import approximately 280,000 m<sup>3</sup> of unconsolidated clean fill for compaction and approximately 540,000 m<sup>3</sup> of structural fill for warehouse pad completion; establish and use a temporary construction work compound area in the southern portion of the MIPW site; and carry out associated ancillary works.

The Department of Planning, Industry & Environment's whole-of-government assessment of the state significant development application for Stage 3 concluded it was approvable subject to conditions; however, it came to the Commission for determination due to an objection from Liverpool City Council.

Commissioners Dianne Leeson (Panel chair) and Professor Richard Mackay AM were appointed to consider the application and make a determination. They met with the Applicant and Department, and inspected the site and surrounding areas.

Key issues raised by the community at a public meeting and in written submissions to the Commission focused on the consistency of Stage 3 with the MIPW Concept approval; drainage solutions; site contamination; visual impact; traffic impacts; air pollution impacts; and site suitability.

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After carefully considering all the evidence and taking into account the community's views, the Commission has today (Tuesday 11 May 2021) determined to approve the SSD application for Stage 3, subject to conditions.

"The Commission has found that when weighed against [Environmental Planning and Assessment Act 1979] and ecologically sustainable development (ESD) principles, the relevant policy framework, and public benefits, the impacts associated with the Project are acceptable and the Project is in the public interest," its Statement of Reasons for Decisions reads.

"The Commission has imposed the Department's recommended conditions with some amendments and additional conditions of its own.

The amendments made to the proposed conditions strengthen site monitoring and auditing requirements; increase measures for engagement with the Community Consultative Committee; reduce construction traffic limits; [and] reinforce the already-approved Long Term Environmental Management Plan measures (in particular relating to Per- and Polyfluoroalkyl Substances contamination risks) and confirm holistic site operational management measures," it added.

**The Commission's Statement of Reasons for Decision is available here:**

<https://www.ipcn.nsw.gov.au/projects/2021/03/moorebank-intermodal-precinct-west-stage-3-ssd-10431>

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