

06 November 2024

ErSed Reference: 22004-ERM-03-241106

Steven Avramov  
Development Manager, the GPT Group  
Level 51, 25 Martin Place  
Sydney NSW 2000, Australia

**Re: SSD 10272349 - Yiribana Logistics Estate**

**Environmental Representative: Monthly Report (ERM #3)**

Condition of Approval A33(l) for SSD 10272349 requires that the ER:

*“prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Monthly Report** providing the information set out in the Environmental Representative Protocol under the heading ‘Environmental Representative Monthly Reports’.*

*The **Environmental Representative Monthly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER’s engagement for the development, or as otherwise agreed with the Planning Secretary.*

This report constitutes the monthly report for the period 1-31 October 2024.

The report is to be provided to the Planning Secretary via the major projects website.

Please contact me if you require further information.

Sincerely



Carl Vincent

Principal (ErSed Environmental Pty Ltd)  
Environmental Representative for SSD 10272349

**SSD 10272349 - Yiribana Logistics Estate:  
Environmental Representative Monthly Report (ERMR # 3)  
For the period 1 October 2024 to 31 October 2024**



1.	Construction activities carried out during the reporting period	<p>Construction activities are currently being performed by Burton Contractors. The following works were being undertaken during the reporting period:</p> <ul style="list-style-type: none"> <li>• Demolition of concrete driveway in warehouse 3.</li> <li>• Topsoil stripping and blending with general fill</li> <li>• Bulk earthworks</li> <li>• Dam dewatering, dam sedimentation removal and blending with general fill and batter trimming.</li> </ul>								
2.	Proposed upcoming construction works (where known)	<p>The following works are expected in the next period:</p> <ul style="list-style-type: none"> <li>• Demolition of concrete driveway in warehouse 3.</li> <li>• Topsoil stripping and blending with general fill</li> <li>• Bulk earthworks</li> <li>• Dam dewatering, dam sedimentation removal and blending with general fill and batter trimming.</li> </ul>								
3. ER activities undertaken during this reporting period.										
<p><u>Site inspections</u></p>		<p>During the reporting period, ER carried out the following inspections:</p> <table border="1" data-bbox="411 878 1444 1406"> <thead> <tr> <th data-bbox="411 878 571 913">SSD 10272349</th> <th data-bbox="571 878 1444 913">Key Observations</th> </tr> </thead> <tbody> <tr> <td data-bbox="411 913 571 1182">04/10/2024</td> <td data-bbox="571 913 1444 1182"> <ul style="list-style-type: none"> <li>• Bulk earthworks (Warehouse #1) are progressing</li> <li>• Topsoil stripping and earthworks (Warehouse #3) progressing</li> <li>• Establishment of ERSED controls for Warehouse # 2 and eastern portion of warehouse #4 undertaken with B26 letter issued (reference 22024-GPT-B26 - 8_10_24)</li> <li>• Additional B26 letter required for the western portion of WH4 catchment and WH4 basin.</li> <li>• New site road entrance to be constructed (for safety reasons) – process update the ERSED plan discussed.</li> </ul> </td> </tr> <tr> <td data-bbox="411 1182 571 1317">28/10/24</td> <td data-bbox="571 1182 1444 1317"> <ul style="list-style-type: none"> <li>• Inspection of erosion and sediment controls in the Warehouse 4 Catchment</li> <li>• Inspection noted that the sediment controls had been installed</li> <li>• Refer to separate letter (ERSED REF 22024-GPT-LTR- B26 -241030) for further details</li> </ul> </td> </tr> <tr> <td data-bbox="411 1317 571 1406">31/10/24</td> <td data-bbox="571 1317 1444 1406"> <ul style="list-style-type: none"> <li>• Inspection of ESC generally</li> <li>• Confirmation of management strategy for central flow line</li> <li>• Confirmation of basin functions</li> </ul> </td> </tr> </tbody> </table> <p>A selection of photographs taken as part of inspections is provided, with comments, at item 14.</p>	SSD 10272349	Key Observations	04/10/2024	<ul style="list-style-type: none"> <li>• Bulk earthworks (Warehouse #1) are progressing</li> <li>• Topsoil stripping and earthworks (Warehouse #3) progressing</li> <li>• Establishment of ERSED controls for Warehouse # 2 and eastern portion of warehouse #4 undertaken with B26 letter issued (reference 22024-GPT-B26 - 8_10_24)</li> <li>• Additional B26 letter required for the western portion of WH4 catchment and WH4 basin.</li> <li>• New site road entrance to be constructed (for safety reasons) – process update the ERSED plan discussed.</li> </ul>	28/10/24	<ul style="list-style-type: none"> <li>• Inspection of erosion and sediment controls in the Warehouse 4 Catchment</li> <li>• Inspection noted that the sediment controls had been installed</li> <li>• Refer to separate letter (ERSED REF 22024-GPT-LTR- B26 -241030) for further details</li> </ul>	31/10/24	<ul style="list-style-type: none"> <li>• Inspection of ESC generally</li> <li>• Confirmation of management strategy for central flow line</li> <li>• Confirmation of basin functions</li> </ul>
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<p><u>Audits undertaken</u></p>		<p>The following Audits were undertaken by the ER in the period. Audits by Others is detailed at Part 4. Following:</p> <table border="1" data-bbox="411 1585 1444 1630"> <tr> <td data-bbox="411 1585 555 1630">NIL</td> <td data-bbox="555 1585 1444 1630"></td> </tr> </table> <p>Please refer to Section 9 for further information.</p>	NIL							
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<p><u>Audits/ Inspections by Others</u></p>		<p>CPESC monthly report as required by Condition A33.</p> <table border="1" data-bbox="411 1747 1444 2098"> <tbody> <tr> <td data-bbox="411 1747 571 2098">31/10/2024</td> <td data-bbox="571 1747 1444 2098"> <p>The ESC inspection undertaken on GPT – Yiribana Site reviewed the progression of works under the occupation of Burtons Contractors.</p> <ul style="list-style-type: none"> <li>• The inspection reviewed the establishment on the site and the implementation of initial erosion and sediment controls and basins associated with the WH1, WH2, WH3 and WH4 Lots.</li> <li>• The earthworks for WH1 Lot have commenced and are progressing to final design levels with striping of material in WH3 Lot and placement in WH2 and WH4 Lots.</li> <li>• A review of the controls in relation to the proposed staging of works on the site was undertaken to ensure effective control implementation and to offer potential modifications to the existing ESC measures for improved management and effective construction practices.</li> </ul> </td> </tr> </tbody> </table>	31/10/2024	<p>The ESC inspection undertaken on GPT – Yiribana Site reviewed the progression of works under the occupation of Burtons Contractors.</p> <ul style="list-style-type: none"> <li>• The inspection reviewed the establishment on the site and the implementation of initial erosion and sediment controls and basins associated with the WH1, WH2, WH3 and WH4 Lots.</li> <li>• The earthworks for WH1 Lot have commenced and are progressing to final design levels with striping of material in WH3 Lot and placement in WH2 and WH4 Lots.</li> <li>• A review of the controls in relation to the proposed staging of works on the site was undertaken to ensure effective control implementation and to offer potential modifications to the existing ESC measures for improved management and effective construction practices.</li> </ul>						
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		<ul style="list-style-type: none"> <li>• The former farm dam has been dewatered and dam desilting and excavation is being undertaken to establish the Lot 2 works area.</li> <li>• The trunk drainage line has commenced alignment works and is to be implemented to facilitate clean water transfer across the site.</li> <li>• Dust and water management on site are performing well with small areas of visible dust observed from heavy plant movement but it was noted that a water cart was in operation and the dust was contained to the site limits.</li> <li>• Drainage swales installed with check controls for water transfer and were operating effectively for the transfer and management of site water.</li> <li>• The site is very tidy and organized and is well presented with designated access routes and signage. Controls are maintained and appear effective.</li> <li>• The site is forecasting continuation of earthworks for the eastern Lots and progression of site activity to design for WH1.</li> <li>• Works for the trunk drain are to continue for the installation of final water passage through the site. The installed controls are working well for effective sedimentation control.</li> </ul>				
4.	Summary of Community Consultation	The CCS includes the register of consultation and communication for the Project. There was no community consultation undertaken during this month.				
5.	Summary of Complaints	There were no complaints received during the reporting period. <table border="1" data-bbox="411 728 1444 806"> <thead> <tr> <th>Date</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>NIL</td> <td></td> </tr> </tbody> </table>	Date	Details	NIL	
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6.	Summary of Incidents	There were no incidents notified to the Department during the reporting period. <table border="1" data-bbox="411 880 1444 958"> <thead> <tr> <th>Date</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>NIL</td> <td></td> </tr> </tbody> </table>	Date	Details	NIL	
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7.	Summary of non-compliances	<p>During the reporting period, a non-compliance with condition B26 was noted and recommended by the ER as erosion and sediment controls implemented for the Warehouse # 4 catchment were inconsistent with the approved Erosion and Sediment Control Plan (P92_YBA_GPT_23-00001-ESC-RB (REV 1.5))</p> <p>A revised ESC has been provided to Sydney Water for comment and has been resubmitted to the department for approval (29/10/24). This non-compliance will remain until the current revised ESCP is approved by the Department and the site controls are aligned with the approved plan.</p> <p>It is not confirmed if this non compliance has been formally reported to the Department in accordance Condition C11. The applicant has been requested to confirm notification of the NC or otherwise notify.</p>				
8.	Evaluation of Environmental Performance	<p>The ER's evaluation of Environmental Performance is based on:</p> <ul style="list-style-type: none"> <li>• Review of monitoring data for dust, noise and traffic</li> <li>• Review of complaints and incidents</li> <li>• Monthly CPESC Audit report</li> <li>• Stakeholder feedback</li> <li>• ER site inspections.</li> </ul> <p>Further discussion of environmental performance is presented below.</p> <p><b>TRAFFIC</b></p> <p>In accordance with the CEMP (section 5.1 - Environmental Monitoring and Inspections), the principal contractor shall advise the ER and DPHI if those volumes have been exceeded:</p> <ul style="list-style-type: none"> <li>- Light Vehicle: 570 movements</li> <li>- Heavy Vehicle: 550 movements</li> </ul> <p>AM Peak: (07:00 – 08:00)  PM Peak: (14:00 – 15:00)  (15:00 – 16:00)</p> <p>Approved traffic volumes described in the CTMP are as follows:</p> <ul style="list-style-type: none"> <li>- AM Peak: 94 movements per hour (movements, in &amp; out combined)</li> <li>- PM Peak: 83 movements per hour (movements, in &amp; out combined)</li> <li>- Daily: 1,273 movements per day (movements, in &amp; out combined)</li> </ul> <p>Note: 1 truck is equal to 1 inbound movement plus 1 outbound movement which equals to a total of 2 movements.</p>				

The ER has reviewed the traffic data for the reporting period and notes that there were no exceedances of the traffic limits as described above.

**DUST**

Continuous real-time data monitors were installed to allow an appropriate management response / action associated with increasing risk of off-site particulate impacts. Note that an exceedance of the 1-hour PM10 concentration provides opportunity for measures to be implemented to ensure that the 24-hour average concentration can be managed effectively.

The real time monitoring criteria as described in the AQMP are presented in the table below.

Pollutant	Averaging Period	Units	Criteria
Particulates (as PM <sub>10</sub> )	24 hours	µg/m <sup>3</sup>	50
	Annual	µg/m <sup>3</sup>	25
Particulates (as PM <sub>2.5</sub> )	24 hours	µg/m <sup>3</sup>	25
	Annual	µg/m <sup>3</sup>	8

The results of real-time air quality monitoring are consistent with the previous reporting period. Air quality results were below the daily average limits for PM2.5 with recorded 1-day values ranging between 1 and 10 µg/m<sup>3</sup>.

Exceedance of 24hr average air quality limits for particulates (as PM<sub>10</sub>) during the reporting period is provided in the table below.

Date and Time	Exceedance	Location	Comments (Burton Contractors)
01/10/2024, 03:00 pm	61.2 µg/m <sup>3</sup>	Mamre Rd (Center)	Exceedance at Mamre Rd Frontage. No works in this Area occurring.
04/10/2024, 06:00am – 12:00pm	66.8 µg/m <sup>3</sup>	YLE WH2 (West BDY)	No Construction activity occurring in this area.
04/2024, 06:00am – 12:00pm	70.6 µg/m <sup>3</sup>	Mamre Rd (Center)	No Construction activity occurring in this area.
11/2024, 09:00pm	53.7 µg/m <sup>3</sup>	Mamre Rd (Center)	Dust Exceedance during out of Works hours. No Construction activity occurring at this time.
17/10/2024, 06:00am	72.9 µg/m <sup>3</sup>	Mamre Rd (Center)	Dust Exceedance during out of Works hours. No Construction activity occurring at this time.
22/10/2024, 09:00pm	58.8 µg/m <sup>3</sup>	Mamre Rd (Center)	Dust Exceedance during out of Works hours. No Construction activity occurring at this time.
23/10/2024, 01:00pm	82.3 µg/m <sup>3</sup>	Mamre Rd (Center)	No works in this area. Exceedance likely due to Mamre Road Traffic.
31/10/2024, 01:00pm	51.9 µg/m <sup>3</sup>	YLE WH2 (West BDY)	Dust Exceedance during out of Works hours. No Construction activity occurring at this time.

**Recommendations - Dust**





- Continue air quality monitoring to ensure dust impacts are managed effectively.





**NOISE**

General noise levels ranging between 55dBA and 67dBA. Measured noise levels are generally much below industrial noise limits (75dBA) at a sensitive receiver. No noise complaints received during the month.

		<b>Date and Time</b>	<b>Exceedance</b>	<b>Location</b>	<b>Comments</b>						
		04/10/2024, 08:15am	75.8 dBA	31_YLE WH2 (East BDY)	Minor Exceedance were recorded. The monitoring device was located within proximity of earthworks being undertaken, which included a grader trimming the fill area in Warehouse 03.  Every 10m away from the generating source, the sound pressure is reduced by approx. 6dB.  Due to the closest sensitive receivers being located over 100m from this location, there were no adverse impacts from these exceedances.						
		14/10/2024, 11:30am – 11:45am	75.3 dBA								
		16/10/2024, 09:00am – 11:30am	76.4 dBA 75.3 dBA 77.1 dBA								
		22/10/2024, 07:45am – 08:30am	78.6 dBA 78.3 dBA 76.8 dBA								
		<b>Recommendations - Noise</b>									
		<ul style="list-style-type: none"> <li>Continue noise monitoring to ensure noise impacts are managed effectively.</li> </ul>									
9.	Analysis of Lesson Learnt and Opportunities for improvement	<ul style="list-style-type: none"> <li>Where practical to do so, accelerating the installation of final landscaping and paved surfaces to prevent dust generation.</li> </ul>									
10.	Any changes to the project including changes to CEMP and other Project Documentation	<p>During the previous reporting period, the Erosion and Sediment Control Plan has been revised was subsequently endorsed by the ER. The revised Erosion and Sediment Control Plan is pending DPHI approval. There were no other changes in this reporting period.</p> <table border="1"> <thead> <tr> <th><b>Documentation</b></th> <th><b>Version and Date (Author)</b></th> </tr> </thead> <tbody> <tr> <td>ESCP_P92_YBA_GPT_23-00001-ESC-Revision 2.0</td> <td>Issue 5, 15/04/2024 (OCHRE)</td> </tr> </tbody> </table>				<b>Documentation</b>	<b>Version and Date (Author)</b>	ESCP_P92_YBA_GPT_23-00001-ESC-Revision 2.0	Issue 5, 15/04/2024 (OCHRE)		
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11.	Any meetings attended by ER	<p>The ER has been involved in the following meetings.</p> <table border="1"> <thead> <tr> <th><b>Date</b></th> <th><b>Details</b></th> </tr> </thead> <tbody> <tr> <td>24/10/24</td> <td> <ul style="list-style-type: none"> <li>Mamre Road Precinct Working Group meeting</li> <li>Minutes are available upon request</li> </ul> </td> </tr> </tbody> </table>				<b>Date</b>	<b>Details</b>	24/10/24	<ul style="list-style-type: none"> <li>Mamre Road Precinct Working Group meeting</li> <li>Minutes are available upon request</li> </ul>		
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12.	Summary of documents issued by the ER	<p>The following documents were issued by the ER.</p> <table border="1"> <thead> <tr> <th><b>Documentation</b></th> <th><b>Version and Date (Author)</b></th> </tr> </thead> <tbody> <tr> <td>ER Letter – Establishment of ERSED controls for Warehouse # 4 undertaken B26 of SSD 10272349</td> <td>22024-GPT LTR- B26 -241030, 30/10/2024 (R.Peterson)</td> </tr> <tr> <td>ER Site inspection Report 09/10/2024</td> <td>22024 INSP-RPT-COMP-GPT 04_10_24 (R.Peterson)</td> </tr> </tbody> </table>				<b>Documentation</b>	<b>Version and Date (Author)</b>	ER Letter – Establishment of ERSED controls for Warehouse # 4 undertaken B26 of SSD 10272349	22024-GPT LTR- B26 -241030, 30/10/2024 (R.Peterson)	ER Site inspection Report 09/10/2024	22024 INSP-RPT-COMP-GPT 04_10_24 (R.Peterson)
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13.	Closing Remarks	All sediment basins, erosion and sediment controls have now been completed with ER letters confirming their operation in accordance with Condition B26 issued by the ER.									

14.

Photo	Location and comment	Resolution/Action
	<p><u>Warehouse 4, eastern boundary (interface with Mirvac Site) – 04/10/2024</u></p> <p>Additional sediment controls have been installed at the interface with the Mirvac Boundary. Ongoing maintenance and surveillance are required to ensure they are operating effectively to prevent discharge into the adjacent property (Mirvac Site)</p> <p><b>RISK - LOW</b></p>	<p><b>OBSERVATION – ONGOING</b></p>
	<p><u>Warehouse 4, eastern boundary (interface with Mirvac Site) – 04/10/2024</u></p> <p>Earthworks batters required trimming and stabilisation to prevent overtopping of sediment bunds on the low side of the batter and discharge into the adjacent Property (Mirvac Site)</p> <p><b>RISK - MEDIUM</b></p>	<p><b>OBSERVATION STATUS - OPEN</b></p>
	<p><u>Warehouse 3 ERSED Controls – 04/10/2024</u></p> <p>An inspection of the warehouse # 2 erosion and sediment controls and warehouse 4 (eastern portion that drains to basin WH3) was undertaken in accordance with condition B 26. Refer to separate letter and report for details (reference 22024-GPT-B26 -08_10_24)</p>	<p><b>OBSERVATION</b></p>
	<p><u>Proposed new access road (adjacent to Mamre Road) – 04/10/2024</u></p> <p>A new internal site access road is proposed (for safety reasons) to separate light vehicle and heavy vehicle traffic. An amendment to the Erosion and Sediment Control Plan is required (by the CPESC) for endorsement by the ER and issue to DPHI for information.</p> <p><b>RISK – LOW</b></p>	<p><b>OBSERVATION STATUS - OPEN</b></p>

	<p><u>Sediment Basin WH3 – 04/10/2024</u></p> <ul style="list-style-type: none"> <li>- Sediment basin (WH3) appeared to be operating effectively.</li> </ul>	<p><b>OBSERVATION</b></p>
	<p><u>General – 04/10/2024</u></p> <p>A water cart was available on site with no dust emissions observed.</p>	<p><b>OBSERVATION</b></p>
	<p><u>General – 04/10/2024</u></p> <p>Several geofabric batter chutes have been installed to reduce the risk of embankment scour.</p>	<p><b>OBSERVATION</b></p>
	<p><u>Central drainage management – 31/10/24</u></p> <p>Configuration and implementation of the central drainage line &amp; temporary works were discussed.</p> <p>A channel is to be provided through the centre of the site to engage to the basin at WH2.</p> <p>As the water passes into the work area it must be managed as site water, pending provision of a stable flow path.</p> <p>The project CPESC has confirmed that the sizing of the WH2 basin has been made to accommodate this additional catchment</p>	<p><b>OBSERVATION</b></p>



Dust Management Generally – 31/10/24

Dust management remain an ongoing focus of environmental management at the site especially once works areas progress in elevated portions of the site or where the landform no longer provides protection from wind.

Ongoing use of water cart and consideration of polymer application is required.

Daily monitoring a visual record of conditions and dust generation should also be undertaken

**ONGOING**



**Attachment 1 – Extract of Consultation and Communication Register**

<b>Date</b>	<b>Responsible Rep</b>	<b>In/Out/ Meeting</b>	<b>Initial Communication Method/Tool</b>	<b>Contact Name/ Organisation</b>	<b>Nature of Complaint/Enquiry/ Communication</b>	<b>Summary of Issues/Details of Communication</b>	<b>Resolution</b>
NIL							