17 January 2025

ErSed Reference: 22004-ERMR-05-250117

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 (ERMR #5)

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 from 1 December 2024 to 31 December 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 # 5)
For the period 1 December 2024 to 31 December 2024

1.	Construction activities carried out during the reporting period	Construction activities are currently being performed by Civil Engineering Contractors. The following works were being undertaken during the reporting period: • Bulk earthworks pads and roads
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: • Bulk earthworks pads and roads
3.	ER activities undertaken during this reporting period.	
	Site inspections	During the reporting period, ER carried out the following inspections:

SSD 10272349	Key Observations
12/12/2024	• Planning for Xmas shutdown • Dust management • Importance of reporting incidents • Copy of Erosion and Sediment Control for the New Access Road. • Completed Checklist for the Christmas shutdown

A selection of photographs taken as part of inspections is provided, with comments, at item 14.

Audits undertaken

The following Audits were undertaken by the ER in the period.
Audits by Others is detailed at Part 4. Following:

NIL	

Please refer to Section 9 for further information.

Audits/ Inspections by Others

CPESC monthly report as required by Condition A33.

12/12/2024	An Erosion and Sediment Inspection was conducted by OCHRE. The ESC inspection undertaken on GPT – Yiribana Site reviewed the progression of works under the occupation of Burtons Contractors. • The inspection reviewed the progression of works on the site and the maintenance of erosion and sediment controls and basins associated with the WH1, WH2, WH3 and WH4 Lots. • The earthworks for WH1 Lot have commenced and are progressing to final design levels with stripping of material in WH3 Lot and placement in WH2 and WH4 Lots. WH3 Lot is undertaking embankment works. • Piling platforms are being implemented on WH1 and WH3 Lot areas for the upcoming work activity. • Drainage channels are being constructed for the passage of the Trunk drain. 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. • Drains are implemented to basins and appear effective in management of the site water with water transferred from the appropriate lots to the basins. Batter stabilization measures are implemented that are reducing scour and sediment load in site water flows. • The former farm dam has been dewatered and is being filled to establish the Lot 2 works area. • Dust and water management on site are performing well with some areas of visible dust observed from heavy plant movement but it was noted that a water cart was in operation and the dust was being contained. • Drainage swales are installed on the site with check controls for water transfer and which were observed to be operating effectively for the transfer and management of site water. • Water treatment is effective and the basins are operating as designed.

		• The site is tidy and organized and is well presented with designated access routes and signage. • Controls are maintained and appear effective. • The application of soil polymer binder on exposed batters is noted as good practice and is effective in the reduction of sediment runoff and dust generation. • The site is forecasting continuation of earthworks for the eastern Lots and progression of site activity to design for WH1 and WH3 areas. • 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. • The site will implement additional stabilization measures such as rolling and soil binder in preparation for the shutdown period.
4.	Summary of Community Consultation	The CCS includes the register of consultation and communication for the Project. A summarised extract for the reporting period is provided as Attachment 1. There was no community consultation undertaken by Burton Civil Engineering Contractors during this month.
5.	Summary of Complaints	There were no complaints received during the reporting period. **Date** | **Details** NIL |
6.	Summary of Incidents	There were no incidents notified to the Department during the reporting period. **Date** | **Details** NIL |
7.	Summary of non-compliances	There were one non-compliances identified during the reporting period. **Date** | **Details** NIL |
8.	Evaluation of Environmental Performance	The ER's evaluation of Environmental Performance is based on: • Review of monitoring data for dust, noise and traffic • Review of complaints and incidents • Monthly CPESC Audit report • Stakeholder feedback • ER site inspections. Further discussion of environmental performance is presented below. **TRAFFIC** 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: - Light Vehicle: 570 movements - Heavy Vehicle: 550 movements AM Peak: (07:00 – 08:00) PM Peak: (14:00 – 15:00) (15:00 – 16:00) Approved traffic volumes described in the CTMP are as follows: - AM Peak: 94 movements per hour (movements, in & out combined) - PM Peak: 83 movements per hour (movements, in & out combined) - Daily: 1,273 movements per day (movements, in & out combined) Note: 1 truck is equal to 1 inbound movement plus 1 outbound movement which equals to a total of 2 movements. 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. Light Vehicle movements were well below the daily limits approved in the CTMP.

DUST

Dust Sampling was conducted in accordance with the project Air Quality Management Plan (AQMP) and the requirements of AS/NZS 3580.10.1:2003 and EPA (DEC 2005a) guidelines.

The dust deposition gauges method measures dust deposition rate and involves the passive deposition and capture of dust within a funnel and bottle arrangement. Data is usually collected over monthly periods and results are expressed in g/m^2/month (i.e. the mass of dust deposited per m^2 per month).

The dust criteria refer to total insoluble matter, and not total solids. This is the matter that does not dissolve in water and is determined in a laboratory. The Dust Deposition criteria as described in the AQMP are presented below.

Pollutant	Averaging Period	Impact	Criteria
Deposited Dust Gauge (DDG)	Annual	Total	4g/m^2/month
	Annual	Incremental	2g/m^2/month

A summary of monthly dust deposition monitoring results for the last and this reporting periods are provided in the table below.

Gauge ID	Total Insoluble Matter, g/m^2/month	
	October – November 2024	November– Dec2024
431_YLE WH4 (North BDY)	**9.5**	3.8
431_YLE WH2 (West BDY)	**6.1**	1.3
431_YLE WH2 (East BDY)	0.1	**5.3**
431_YLE Mamre road (Centre)	0.2	**7.4**

In relation to the Dust exceedances, Burton noted:

- The exceedance at 431_YLE Mamre Road (centre) was caused by vehicle movement along Mamre Road, which is also located close to the haul road. There are also a few other developments along Mamre Road that may have contributed to the high readings. At the eastern boundary, the dust monitor is located beside the excavation for bulk earthworks, which may have contributed to the exceedance
- A total of two water carts are currently deployed at various areas on the site as needed. The primary focus would be to monitor the Sitehive monitoring points to identify potential areas of instability, while also closely tracking weather conditions during activities that may lead to exceedances.

REAL - TIME AIR QUALITY MONITORING

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_{10})	24 hours	$\mu g/m^3$	50
	Annual	$\mu g/m^3$	25
Particulates (as $PM_{2.5}$)	24 hours	$\mu g/m^3$	25
	Annual	$\mu g/m^3$	8

The rolling averages for particulate matter ($PM_{2.5}$) remains compliant (8 $\mu g/m^3$) at all locations for the reporting month.

The rolling averages for particulate matter (PM10) exceeds annual limits (25 $\mu g/m^3$) at 431_YLE WH2 (EAST BDY) and 431_YLE Mamre Rd (Centre) monitoring locations for the reporting period. The rolling averages for particulate matter (PM10) compliant with annual limits (25 $\mu g/m^3$) at 431_YLE WH4 (North BDY) and 431_YLE WH2 (West BDY) for the reporting month. Exceedance of 24hr average air quality limits for particulates (as PM10) during the reporting period is provided in the table below.

The 1-hr averages exceedances were used to deploy additional controls. Dust emission controls included mobilising a water truck on site with additional water trucks on site on drier days.

Date	Exceedance	Location	Site activity
02/12/2024	52 µg/m³	431_YLE WH2 (EAST BDY)	- Dewatering After Rain event 36mm. - Haul Roads and Pad Preparation for Earthworks Commencement.
10/12/2024	51 µg/m³	431_YLE WH4 (North BDY)	- WH3 to road two cut to fill stopped due to compactor breakdown - 35T Excavator continued bulking Cul-de-Sac N/S RD using 2 x 30T Dump Trucks and 1 x 40T Dump Truck, sending material to WH2 - Cut to fill WH3 to WH2 commenced - Road one shaping and footpath buildup stopped due to compactor break down - East/West Road filling works stopped due to compactor breakdown - Light vehicle movement to and from haul road to site office. - Urban vehicle movements along Mambre road including other development along Mambre road. - Dust Suppression x 2 25kL Watercarts
10/12/2024	62 µg/m³	431_YLE Mamre Rd (Centre)	
11/12/2024	51 µg/m³	431_YLE Mamre Rd (Centre)	- 35T Excavator continued bulking Cul-de-Sac N/S RD using 2 x 30T Dump Trucks and 1 x 40T Dump Truck, sending material to WH2 - Cut to fill WH3 to WH2 continued - Light vehicle movement to and from haul road to site office. - Urban vehicle movements along Mambre road including other development along Mambre road. - Dust Suppression x 2 25kL Watercarts
12/12/2024	58 µg/m³	431_YLE Mamre Rd (Centre)	- WH3 to road two cut to fill re-commenced - Heavy machineries movement- 35T Excavator started bulking groundwater area in WH2 Footprint using 2 x 30T Dump Trucks - Cut to fill WH3 to WH4 (southern portion) re-commenced - East/West Road filling works ongoing - Light vehicle movement to and from haul road to site office. - Urban vehicle movements along Mambre road including other development along Mambre road. - Dust Suppression x 2 25kL Watercarts
17/12/2024	57 µg/m³	431_YLE Mamre Rd (Centre)	- WH3 to WH4 (southern portion) cut to fill continued - 35T Excavator continued bulking groundwater area in WH2 Footprint using 2 x 30T Dump Trucks - Cut to fill WH3 to WH2 continued - North/South Road re-commenced - Light vehicle movement to and from haul road to site office. - Urban vehicle movements along Mambre road including other development along Mambre road. - Dust Suppression x 2 25kL Watercarts

Recommendations

- The primary focus would be to monitor the Sitehive monitoring points to identify potential areas of instability, while also closely tracking weather conditions during activities that may lead to exceedances.

NOISE

General noise levels ranging between 53dBA and 67dBA. Measured noise levels are generally much below industrial noise limits (75dBA) at a sensitive receiver.

In December 2024, five (5) noise exceedances per hour were recorded, which occurred on the 3rd, 5th and 17th of December 2024 (refer to the table below).

The nearest sensitive receivers are located approximately 390m (819-831 Mambre Road) from Project site, these exceedances had no adverse impacts.

Date and Time	Exceedance	Location	Comments
05/12/2024, 07:45am	79.08 dBA	431_YLE WH2 (West BDY)	A minor exceedance was recorded that related to heavy plant idling, and urban background.
05/12/2024, 08:00am	77.45 dBA		
03/12/2024, 12:30pm	75.37 dBA	431_YLE WH2 (East BDY)	A minor exceedance was recorded that related to heavy plant and vehicle moving, urban traffic.
19/12/2024, 07:45am	75.53 dB		
17/12/2024, 08:00am	76.30 dBA	431_YLE Mamre road (Centre)	A minor exceedance was recorded that related to heavy animal activity and urban traffic.

Recommendations - Noise

- Continue noise monitoring to ensure noise impacts are managed effectively.

9. Analysis of Lesson Learnt and Opportunities for improvement

- Where practical to do so, accelerating the installation of final landscaping and paved surfaces to prevent dust generation.

10. Any changes to the project including changes to CEMP and other Project Documentation

There have been no material changes to the project during the reporting period.

Documentation	Version and Date (Author)
NIL	NA

11. Any meetings attended by ER

The ER has been involved in the following meetings.

Date	Details
4/12/24	• Mamre Road Precinct Working Group meeting • Minutes are available upon request

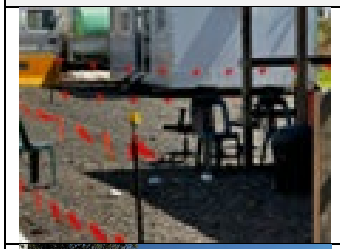
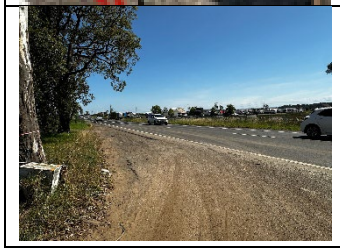
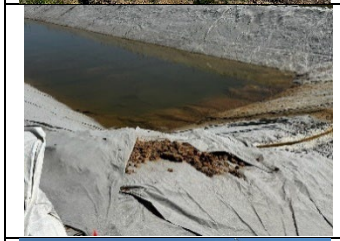
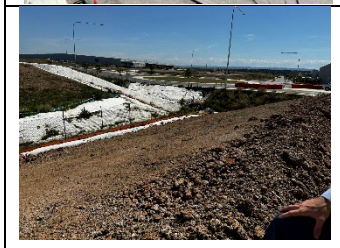
12. Summary of documents issued by the ER

The following documents were issued by the ER.

Documentation	Version and Date (Author)
ER Site inspection Report 12/12/2024	22024 INSP-RPT-COMP-GPT 12_12-24 (R.Peterson)

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. Primary focus is: • Dust management in hot dry and windy conditions. • Xmas shutdown and re-start procedures

14.

Photo	Location and comment	Resolution/Action
	<u>Site Compound – 22/11/2024</u> Some littering was observed in the site compound area. **RISK - MEDIUM**	**RECOMMENDATION MADE ON 22/11/24** Clean up existing litter and conduct toolbox talk with site personnel regarding the importance of good housekeeping **OBSERVATION MADE ON 12/12/24** Existing litter was cleaned up with no littering observed during the ER inspection **Status Closed 12/12/24**
	<u>Site Exit Point – 22/11/2024</u> Rumble grid at the new site exit point is yet to be installed. Minor amounts of tracking observed with the potential for increased tracking due to vehicles driving over unsealed verges, accumulation of material at the site exit point. **RISK - HIGH**	**RECOMMENDATION MADE ON 22/11/24** Complete installation of the rumble grids. Regular inspection, maintenance and review of controls to ensure material is not tracked onto Mamre Road. **OBSERVATION MADE ON 12/12/24** The rumble grid has now been relocated to the site entry/exit. **Status Closed 12/12/24**
	<u>Waterhouse 4 - Dirty Water Drain – 22/11/2024</u> Check drains in dirty water drain are yet to be installed (as noted in B26 endorsement letter) **RISK - MEDIUM**	**RECOMMENDATION MADE ON 22/11/24** Install rock checks (or similar) as per the B26 letter of endorsement **OBSERVATION MADE ON 12/12/24** Sandbags have been installed in the dirty water drain **Status Closed 12/12/24**
	<u>Sediment Basin WH3 – 22/11/2024</u> Geofabric to sediment basin (WH3 has become unpinned) **RISK - LOW**	**RECOMMENDATION MADE ON 22/11/24** Re-pin the geofabric so it is secure. **OBSERVATION MADE ON 12/12/24** Geofabric has now been pinned **Status Closed 12/12/24**
	<u>Batters adjacent to Mirvac Site – 22/11/2024</u> Batters appear to have been trimmed and polymer stabilisation applied. .	**RECOMMENDATION MADE ON 22/11/24** Ongoing inspection/maintenance to ensure its effectiveness. CPESC to review/observe as part of routine site inspections **OBSERVATION MADE ON 12/12/24** Polymer has been applied to the batters and a substantial improvement in stabilisation observed. **Status Closed 12/12/24**

		Site Wide – 12/12/2024 Several watercarts were on site suppressing dust. No offsite dust plumes were observed	**OBSERVATION**
		Batters adjacent to Mirvac Site – 12/12/2024 A substantial improvement in the stabilisation of batters adjacent to the Mirvac site was observed.	**OBSERVATION**
		Site Wide – 12/12/2024 A site wide program of stabilisation of inactive work areas (such as batters) has been initiated. This will progressively reduce the risk of dust generation at the site.	**OBSERVATION**
		Adjacent to Site Compound – 12/12/2024 It was noted during the site inspection that material stockpile adjacent to the carpark/site compound is an active stockpile with material to be removed and placed in fill on site	**OBSERVATION**
		Sediment Basins – 12/12/2024 Sediment basins appear to be effective at capturing site runoff. Dewatering is planned prior to the Christmas shutdown to ensure adequate capacity over the shutdown period.	**OBSERVATION** **DUE DATE – 20/12/24** **ER UPDATE: 17/1/24 –** PRE-XMAS SHUTDOWN CHECLKIST PROVIDED TO THE ER ON THE 20/12/24

Attachment 1 – Extract of Consultation and Communication Register

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