07 March 2025

ErSed Reference: 22004-ERMR-07-250307

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 #7)

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 February 2025 to 28 February 2025.

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 # 7)
For the period 1 February 2025 to 28 February 2025.

<table>
<tr><td>1.</td><td>Construction activities carried out during the reporting period</td><td>Construction activities are currently being performed by Burtons Civil Engineering Contractors. The following works were being undertaken during the reporting period:
Bulk Earthworks of 50/50 Road (off Mirvac's Industrial Estate);
Retaining Wall 1 piling pad, access haul roads to piling pad, rock crushing; and
Pad 4 (warehouse 4) stripping and demolition work to later accommodate fill material.</td></tr>
<tr><td>2.</td><td>Proposed upcoming construction works (where known)</td><td>The following works are expected in the next period:
Bulk Earthworks of 50/50 Road (off Mirvac's Industrial Estate);
Retaining Wall 1 piling pad, access haul roads to piling pad, rock crushing; and
Pad 4 (warehouse 4) stripping and demolition work to later accommodate fill material.
In addition, Retaining Wall 4 batter stabilisation works (TBC);
Other civil works depending on receiving construction certified drawings.</td></tr>
<tr><td>3.</td><td colspan="2">ER activities undertaken during this reporting period.</td></tr>
<tr><td></td><td><u>Site inspections</u></td><td>During the reporting period, ER carried out the following inspections:

<table>
<tr><th>SSD 10272349</th><th>Key Observations</th></tr>
<tr><td>14/02/2025</td><td>General Observation
The ER inspection was undertaken following a significant rainfall event on 10th and 11th of February
The rainfall event resulted in an exceedance of the design criteria for the sediment basins resulting in overtopping of the WHT # 2 basin
The sediment basins and erosion controls appeared to be in good working order with no observed damage to ERSED controls due to the storm event
Post rainfall inspection undertaken by the CPESC with actions noted in the report (and summarised below)
Areas of Improvement
No significant opportunities for improvement identified</td></tr>
<tr><td>28/02/2024</td><td>General Observation
General inspection of performance of basins / repair of basins in some areas
Discussion of changes to catchments / basin arrangements
Staging for works around the 50/50
Areas of Improvement
Several areas of batters to be stabilised/ these report offsite.</td></tr>
</table>

A selection of photographs taken as part of inspections is provided, with comments, at item 14.</td></tr>
<tr><td></td><td><u>Audits undertaken</u></td><td>The following Audits were undertaken by the ER in the period.
Audits by Others is detailed at Part 4. Following:

<table>
<tr><td>NIL</td><td></td></tr>
</table>

Please refer to Section 9 for further information.</td></tr>
</table>

<table>
<tr><td></td><td>Audits/ Inspections by Others</td><td>CPESC monthly report as required by Condition A33.
<table><tr><td>14/02/2025</td><td>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.
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.
Dust and water management on site are performing well with minimal areas of visible dust observed during heavy plant movement with the water cart in operation and effective in the containment of dust.
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.
The site is tidy and organized and is well presented with designated access routes and signage.
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 installed controls are working well for effective sedimentation control.
Removal of sediment from the WH2 basin areas which has resulted from the overtopping and high rainfall event are to be undertaken.</td></tr></table></td></tr>
<tr><td>4.</td><td>Summary of Community Consultation</td><td>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.</td></tr>
<tr><td>5.</td><td>Summary of Complaints</td><td>There were no complaints received during the reporting period.
<table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table></td></tr>
<tr><td>6.</td><td>Summary of Incidents</td><td>There was one incident related to the heavy rain event impacting on WH2 Basin was reported to the Department during the reporting period.
<table><tr><th>Date</th><th>Details</th></tr><tr><td>10/02/2025</td><td>The rainfall event received over the 10 /11 February 2025 has resulted in very high volume and intensity of rain for the site. During this event a water discharge was identified from Basin WH2.
In response, an assessment of the rainfall received and review of the site (in particular the access / egress areas) has been undertaken by OCHRE. It is noted that the rainfall received (and time of concentration flow) would have exceeded the design criteria and it is likely that the discharge from the site was an observation of this overtopping of the basin.
OCHRE recommended additional measures are for implementation on the site:
Replacement of the lining material for the fabric at the exit of the WH2 basin which has accumulated sediment.
Replacement of the flocculation units for the entry to each of the basins.
Progress earthworks to establishment of the trunk drain to reduce water within the site and facilitate the relocation of the WH2 basin as per the approved ESCP.
Maximize capacity in the basin to accommodate extreme event flows when
amendments are undertaken for any future basin relocation.</td></tr></table></td></tr>
<tr><td>7.</td><td>Summary of non-compliances</td><td>There were no non-compliances identified during the reporting period.
<table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table></td></tr>
<tr><td>8.</td><td>Evaluation of Environmental Performance</td><td>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.</td></tr>
</table>

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	
	December 2024 – January 2025	January – February 2025
431_YLE WH4 (North BDY)	1.6	0.4
431_YLE WH2 (West BDY)	1.6	1.2
431_YLE WH2 (East BDY)	**5.1**	**4.8**
431_YLE Mamre road (Centre)	**6.8**	1.6

A summary of air quality limit exceedances is provided in the table below.

Month	Details of Exceedances	Burton's comment
January 2025	• Incremental exceedances were recorded at 431_YLE WH2 (East BDY), however the rolling annual average were below annual average limits (4g/m^2/month)	• The exceedance at 431_YLE WH2 (East BDY), 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. • The increase will be monitored over the coming month, and if further increases are observed, additional dust measures may need to be implemented

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) minor exceeds annual limits (25 $\mu g/m^3$) at 431_YLE Mamre Rd (Centre) and 431_YLE WH2 (East BDY) 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
07/02/2025	55 µg/m³	431_YLE WH2 (East BDY)	- Trimming WH1 on lot basin, building piling pad at WH1. - Strip topsoil on 50:50 road and WH3 basin repair were underway.
05/02/2025	63 µg/m³	431_YLE Mamre Rd (Centre)	- Boxing out and build piling pad at WH1. - Stripping topsoil at 50:50 road. - WH3 basin repair work.
06/02/2025	55 µg/m³	431_YLE Mamre Rd (Centre)	- Boxing out and build piling pad at WH1. - Stripping topsoil at 50:50 road. - WH3 basin repair work.
17/02/2025	56 µg/m³	431_YLE Mamre Rd (Centre)	- Building piling pad at WH1. - Trimming WH4 batter and installing stormwater pipes.
19/02/2025	62 µg/m³	431_YLE Mamre Rd (Centre)	- Building piling pad at WH1. - Installed new bund, installing stormwater pipes. - Dozer cutting down top bench slopes
20/02/2025	64 µg/m³	431_YLE Mamre Rd (Centre)	- Building piling pad at WH1. - Installed new bund, installing stormwater pipes. - Dozer cutting down top bench slopes
21/02/2025	52 µg/m³	431_YLE Mamre Rd (Centre)	- Build all weather access track WH1. - Installing stormwater pipes. - Dozer cutting down top bench slopes.
25/02/2025	52 µg/m³	431_YLE Mamre Rd (Centre)	- FRP stormwater pit walls, crushing activities.

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 51dB and 66dB and it is consistent with the previous monitoring period. Measured noise levels are generally much below industrial noise limits (75dB) at a sensitive receiver. There are no exceedances (above 75dB) were recorded during the reporting period.

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

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	

<table>
<tr><td>11.</td><td>Any meetings attended by ER</td><td>The ER has been involved in the following meetings.

<table><tr><th>Date</th><th>Details</th></tr><tr><td>27/02/2024</td><td>• Mamre Road Precinct Working Group meeting
• Minutes are available upon request</td></tr></table></td></tr>
<tr><td>12.</td><td>Summary of documents issued by the ER</td><td>The following documents were issued by the ER.

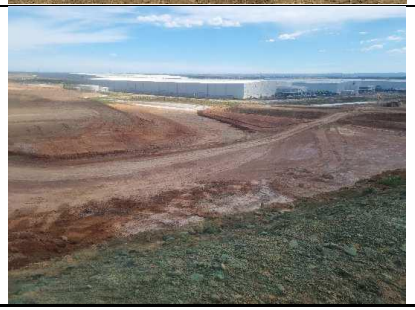
<table><tr><th>Documentation</th><th>Version and Date (Author)</th></tr><tr><td>NIL</td><td></td></tr></table></td></tr>
<tr><td>13.</td><td>Closing Remarks</td><td>All sediment basins, erosion and sediment controls have now been completed with ER letters confirming their operation in accordance with Condition B26 issued by the ER.

Primary focus is:

• dust management in hot dry and windy conditions.
• installation of final landscaping and paved surfaces to prevent dust generation.</td></tr>
</table>

14.

Photo	Location and comment	Resolution/Action
	<u>Sediment Basins – 14/02/2025</u> 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** **CLOSED** – Basins were dewatered prior to XMAS shutdown with no incidents occurring over the XMAS, New Year period.
	<u>Mirvac Boundary – 14/02/2025</u> Sediment fence and coir logs at the Mirvac Boundary appear to be effective at capturing sediment. **RECOMMENDATION** Remove captured sediment so the ERSED controls are operating at full capacity for the next rainfall event	**OBSERVATION** **RISK LOW**
	<u>Dirty Water Drain – WH4 Basin – 14/02/2024</u> Sandbags within the dirty water drain leading to WH4 have become displaced and need reinstating **RECOMMENDATION** Reinstate sandbags so they are operating effectively	**OBSERVATION** **RISK LOW**
	<u>Site Boundary adjacent to Mirvac Site – 14/02/2024</u> Batter adjacent to the Mirvac site remains stable following storm event with no riling or des-stabilisation of the batter observed.	**OBSERVATION**

	WH2 Discharge Point – 14/02/2025 The WH2 discharge point was inspected with no observed signs of scour following the overtopping event.	**OBSERVATION**
	Sediment Basins (generally) – 14/02/2025 Sediment basins were generally full. Flocculation systems were in place to treat the water to acceptable levels.	**OBSERVATION**
	Internal Haul Roads – 14/02/2025 Sandbag checks were placed in drainage lines to reduce risk of scour. Controls appeared to be operating effectively.	**OBSERVATION**
	Central swale / Riparian – 28/02/2025 ESC planning in this area was discussed. The strategy is to be revised as the planned works at the 50/50 road necessitates the removal of the WH2 basin.	**OBSERVATION**

	Cut batter and retaining wall above WH1 – 28/02/2025 The cut batter is being sprayed with polymer; A drop down chute is provided to receive water from the eastern catchment. This water must be accommodated by the sediment controls for this lot.	**OBSERVATION**
	Southern extent – batter to boundary – 28/02/2025 The batter to the southern boundary is no longer stable. Sediment is accumulating within the lower sediment controls – these are full and need maintenance. **The lower batters require re – treatment/stabilization and the lower controls maintained.**	**OBSERVATION** **RISK MEDIUM**
	Corner with AIE – 28/02/2025 The control in this area requires attention. A larger control may be created on the GPT side which allows for water from the AIE site to drain to the pit from the southern side. The access to the 50/50 blocks drainage to the north.	**OBSERVATION**
	WH1 and surrounds – 28/02/2025 Batters around WH1 drain to the sides of the basin and the also the outlet channel. These areas cannot be made to report to the dosing point and inlet to the basin. Accordingly, these parts of the batters must be stabilised so run off may be considered clean.	**OBSERVATION** **ONGOING**

			WH1 and surrounds – 28/02/2025 Scour is occurring in the NE corner of the basin. These flows do not pass to the dosing point. This portion of the catchment needs to be managed to the inlet and dosing point.	**OBSERVATION** **ONGOING**
			Surrounds of the basin outlet WH3 – 28/02/2025 The sounds of the outlet drain are not stable. This appears to be making sediment and clays accumulate within the outlet channel. The ESC should be improved / maintained in this area.	**OBSERVATION** **ONGOING**

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							