

07 April 2025

ErSed Reference: 22004-ERMR-08-250407

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 #8)

Condition of Approval A33(I) 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 March 2025 to 31 March 2025.

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

Please contact me if you require further information.

Sincerely

A handwritten signature in blue ink, appearing to read "Carl Vincent", with a stylized flourish at the end.

Carl Vincent

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

SSD 10272349 - Yiribana Logistics Estate:
Environmental Representative Monthly Report (ERM # 8)
For the period 1 March 2025 to 31 March 2025.



1.	Construction activities carried out during the reporting period	Construction activities are currently being performed by Burtons Civil Engineering Contractors. The following works were being undertaken during the reporting period: <ul style="list-style-type: none">Retaining Wall 1 piling works,Shotcreting retaining wall 1 for batter treatment,WH4 removal of both ACM and GSW and stockpiling on-site,Placement of some general fill in WH4 from small stockpile in WH3, andEnvironmental controls maintenance and placement of select material on to the roads.				
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: <ul style="list-style-type: none">Piling works,Shotcreting retaining wall 1 for batter treatment,Stormwater works				
3.	ER activities undertaken during this reporting period.					
	<u>Site inspections</u>	<div>During the reporting period, ER carried out the following inspections:</div> <table><tr><th>SSD 10272349</th><th>Key Observations</th></tr><tr><td>14/03/2025</td><td><div>General Observation<ul style="list-style-type: none">The inspection included an assessment of actions taken to close out items from the post-rainfall CPESC inspection, with actions confirmed as complete on-site.Evidence of weed control was observed.Heavy vehicle access has been redirected to Aspect Industrial Estate (instead of Mamre Road), with appropriate controls implemented.An unexpected asbestos find was identified, with testing and active management observed.Areas of Improvement<ul style="list-style-type: none">No significant opportunities for improvement identified</div></td></tr></table> <div>A selection of photographs taken as part of inspections is provided, with comments, at item 14.</div>	SSD 10272349	Key Observations	14/03/2025	<div>General Observation<ul style="list-style-type: none">The inspection included an assessment of actions taken to close out items from the post-rainfall CPESC inspection, with actions confirmed as complete on-site.Evidence of weed control was observed.Heavy vehicle access has been redirected to Aspect Industrial Estate (instead of Mamre Road), with appropriate controls implemented.An unexpected asbestos find was identified, with testing and active management observed.Areas of Improvement<ul style="list-style-type: none">No significant opportunities for improvement identified</div>
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	<u>Audits undertaken</u>	<div>The following Audits were undertaken by the ER in the period. Audits by Others is detailed at Part 4. Following:</div> <table><tr><td>NIL</td><td></td></tr></table> <div>Please refer to Section 9 for further information.</div>	NIL			
NIL						

	<u>Audits/ Inspections by Others</u>	CPESC monthly report as required by Condition A33. <table><tr><td>26/03/2025</td><td><p>The ESC inspection undertaken on GPT – Yiribana Site by OCHRE to review 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 as well as access roads into the site.</p><ul style="list-style-type: none">• Drainage channels are being constructed for the passage of the Trunk drain with the formation of the work areas for the 50/50 Road, Collector Road and east West Road commenced.• 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 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. Some deterioration of the polymer was noted, and it is recommended to monitor the application areas in the coming month for the required reapplication.• 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 planning for the removal of WH2 basin and transfer of site water to WH1 basin is underway and will be implemented as a staged process in the coming months as per the approved ESCP.• The installed controls are working well for effective sedimentation control.• Removal of water from the WH3 basin is to be undertaken to restore a clean water passage and clear dirty water from the main bay of the basin.</td></tr></table>	26/03/2025	<p>The ESC inspection undertaken on GPT – Yiribana Site by OCHRE to review 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 as well as access roads into the site.</p> <ul style="list-style-type: none">• Drainage channels are being constructed for the passage of the Trunk drain with the formation of the work areas for the 50/50 Road, Collector Road and east West Road commenced.• 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 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. Some deterioration of the polymer was noted, and it is recommended to monitor the application areas in the coming month for the required reapplication.• 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 planning for the removal of WH2 basin and transfer of site water to WH1 basin is underway and will be implemented as a staged process in the coming months as per the approved ESCP.• The installed controls are working well for effective sedimentation control.• Removal of water from the WH3 basin is to be undertaken to restore a clean water passage and clear dirty water from the main bay of the basin.		
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4.	Summary of Community Consultation	<p>The CCS includes the register of consultation and communication for the Project.</p> <p>A summarised extract for the reporting period is provided as Attachment 1.</p> <p>There was no community consultation undertaken by Burton Civil Engineering Contractors during this month.</p>				
5.	Summary of Complaints	<p>There were no complaints received during the reporting period.</p> <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL	
Date	Details					
NIL						
6.	Summary of Incidents	<p>There were no incidents recorded during the reporting period.</p> <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL	
Date	Details					
NIL						
7.	Summary of non-compliances	<p>There were no non-compliances identified during the reporting period.</p> <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL	
Date	Details					
NIL						
8.	Evaluation of Environmental Performance	<p>The ER’s evaluation of Environmental Performance is based on:</p> <ul style="list-style-type: none">• Review of monitoring data for dust, noise and traffic• Review of complaints and incidents• Monthly CPESC Audit report• Stakeholder feedback• ER site inspections. <p>Further discussion of environmental performance is presented below.</p> <p>TRAFFIC</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">- 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/m²/month (i.e. the mass of dust deposited per m² 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	
	January – February 2025	February – March 2025
431_YLE WH4 (North BDY)	0.4	0.6
431_YLE WH2 (West BDY)	1.2	2.4
431_YLE WH2 (East BDY)	4.8	6.7
431_YLE Mamre road (Centre)	1.6	3.2

The levels of deposited matter were recorded above the total maximum of annual average limits (4g/m²/month) at 431_YLE Mamre Road (Centre) – 4.8 g/m²/month (exceedances recorded in Dec-24 and Jan-25) and 431_YLE WH2 (East BDY) – 5.5 g/m²/month.

In relation to the Dust exceedances, Burton noted:

A total of two water carts are currently deployed at various locations on the site as needed. The primary focus is 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	µg/m ³	50
	Annual	µg/m ³	25
Particulates (as PM _{2.5})	24 hours	µg/m ³	25
	Annual	µg/m ³	8

The rolling averages for particulate matter (PM2.5) remains compliant ($8 \mu\text{g}/\text{m}^3$) at all locations for the reporting month.

The rolling averages for particulate matter (PM10) are compliant with the annual limit ($25 \mu\text{g}/\text{m}^3$) at all monitoring locations, except for 431_YLE Mamre Rd (Centre) during the reporting month. The rolling average for PM10 at the 431_YLE Mamre Rd (Centre) monitoring location was recorded at $30 \mu\text{g}/\text{m}^3$, which slightly exceeds the annual limit of $25 \mu\text{g}/\text{m}^3$.

Minor exceedances 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	Comment
03/03/2025	$59 \mu\text{g}/\text{m}^3$	431_YLE Mamre Rd (Centre)	<ul style="list-style-type: none"> Crushing activities Placing fill layers in 50:50 road trench Ripping rock WH3
13/03/2025	$63 \mu\text{g}/\text{m}^3$	431_YLE WH4 (North BDY)	<ul style="list-style-type: none"> Nil
	$57 \mu\text{g}/\text{m}^3$	431_YLE Mamre Rd (Centre)	
17/03/2025	$54 \mu\text{g}/\text{m}^3$	431_YLE Mamre Rd (Centre)	<ul style="list-style-type: none"> Nil
20/03/2025	$58 \mu\text{g}/\text{m}^3$	431_YLE WH2 (East BDY)	<ul style="list-style-type: none"> Piling work Stripping East/West Road turning head Road One subgrade trim and footpath shape
26/03/2025	$61 \mu\text{g}/\text{m}^3$	431_YLE WH2 (East BDY)	<ul style="list-style-type: none"> Piling work Box out RW2 footing Topsoil Screening Mega-Fencing 50:50 Road

In relation to the Dust exceedances, Burton noted:

A total of two water carts are currently deployed at various locations on the site as needed. The primary focus is 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.

Additionally, a round of polymer binding spray has been applied to several batters along the northern, eastern, and southern boundaries.

Recommendations

- Continue monitoring the Sitehive points to identify potential areas of instability, while closely tracking weather conditions during activities that could lead to exceedances.

NOISE

A summary of the real-time noise monitoring results is provided in the table below.

Month	Noise Levels	Comment
March 2025	<ul style="list-style-type: none"> General noise levels ranging between 54dBA and 66dBA. Measured noise levels are generally much below industrial noise limits (75dBA) at a sensitive receiver. 	<ul style="list-style-type: none"> The nearest sensitive receivers are located approximately 390 meters (819-831 Mambre Road) from the project site boundary. As the distance from the noise source increases, the noise levels are attenuated. Therefore, the nearest sensitive receivers were not adversely affected by the noise associated with the construction activities.

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.							
		<table><tr><th>Documentation</th><th>Version and Date (Author)</th></tr><tr><td>NIL</td><td></td></tr></table>	Documentation	Version and Date (Author)	NIL				
Documentation	Version and Date (Author)								
NIL									
11.	Any meetings attended by ER	The ER has been involved in the following meetings.							
		<table><tr><th>Date</th><th>Details</th></tr><tr><td>27/03/2025</td><td><ul style="list-style-type: none">Mamre Road Precinct Working Group meetingMinutes are available upon request</td></tr><tr><td>26/03/2025</td><td><ul style="list-style-type: none">Meeting with DPHI, GPT, Burton and the project CPESC to discuss non-compliances reported by GPTMeeting was followed by a joint site inspection</td></tr></table>	Date	Details	27/03/2025	<ul style="list-style-type: none">Mamre Road Precinct Working Group meetingMinutes are available upon request	26/03/2025	<ul style="list-style-type: none">Meeting with DPHI, GPT, Burton and the project CPESC to discuss non-compliances reported by GPTMeeting was followed by a joint site inspection	
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12.	Summary of documents issued by the ER	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>	Documentation	Version and Date (Author)	NIL				
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NIL									
13.	Closing Remarks	<p>Non compliances to date have been reported by Burtons and GPT transparently with a constructive discussion held with DPHI on the 26/03/2025. The ER endorses this transparent and constructive approach as it leads to continual improvement.</p> <p>Site access arrangements for heavy vehicles have been re-configured with access via the adjacent Aspect Industrial Estate and then onto Mamre Road via the new signalised intersection. This has removed the requirement to access the site directly via Mamre road with an associated reduction in traffic and mud tracking risk.</p>							

14.

Photo	Location and comment	Resolution/Action
	<p><u>Mirvac Boundary – 14/02/2025</u></p> <p>Sediment fence and coir logs at the Mirvac Boundary appear to be effective at capturing sediment.</p> <p>RECOMMENDATION</p> <p>Remove captured sediment so the ERSED controls are operating at full capacity for the next rainfall event</p> <p>RISK LOW</p>	<p>OBSERVATION on 14/03/2025</p> <p>Sediment has been removed with fresh controls including additional geofabric and coir logs secured with star pickets.</p> <p>Polymer spray has been applied to stabilise the soil above the controls.</p>
	<p><u>Dirty Water Drain – WH4 Basin – 14/02/2024</u></p> <p>Sandbags within the dirty water drain leading to WH4 have become displaced and need reinstating</p> <p>RECOMMENDATION</p> <p>Reinstate sandbags so they are operating effectively</p> <p>RISK LOW</p>	<p>OBSERVATION on 14/03/2025</p> <p>Sandbags appear to have been repositioned, although the ER notes these controls should be checked prior to and following wet weather events.</p>
	<p><u>Aspect Industrial Estate – Site Entrance – 13/03/2025</u></p> <p>Heavy vehicle transport routes have been redirected via the adjacent Aspect Industrial Estate. A street sweeper was in operation at the entry/ exit point. This means there are no heavy vehicles accessing the site via Mamre Road.</p>	<p>OBSERVATION</p>
	<p><u>General – Sediment Basins – 13/03/2025</u></p> <p>As noted in recent CPESC inspection, flocculation units have been replenished.</p>	<p>OBSERVATION</p>

		<p><u>General – 13/03/2025</u></p> <p>A significant stabilisation program has been initiated focussing on batters and high-risk areas.</p>	OBSERVATION
		<p><u>General – 13/03/2025</u></p> <p>Evidence of weed control for sticky night shade was observed.</p>	OBSERVATION
		<p><u>General – 13/03/2025</u></p> <p>Additional sandbag controls installed upstream of sediment basins as recommended by CPESC.</p>	OBSERVATION
		<p><u>General – 13/03/2025</u></p> <p>It was noted during the site inspection that some asbestos had been discovered on site with testing undertaken. Material had been temporarily stockpiled.</p>	OBSERVATION
			OBSERVATION

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							