

06 June2025

ErSed Reference: 22004-ERMR-10-250606

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 #10)**

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 May 2025 to 31 May 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 (ERMR # 10)**  
**For the period 1 May 2025 to 31 May 2025.**



1.	Construction activities carried out during the reporting period	Construction activities are currently being performed by Burtons Civil Engineering Contractors (Burtons). The following works were being undertaken during the reporting period: <ul style="list-style-type: none"><li>50/50 Road bulk earthworks (fill),</li><li>Retaining Wall 1 (RW1) piling, capping beam, mono wills rails and RW1 subsoil drainage. Retaining Wall 4 (RW4) batter stabilization, bulk earthworks to top of piling platform and constructing piling platform.</li><li>Public Collector Road (north / south road) stormwater drainage, sewer installation, reinforced earth walls preparation.</li><li>Private Access Road (east / west road) sandstone subbase placement.</li></ul>			
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: <ul style="list-style-type: none"><li>50/50 Road Subgrade trimming and RCBC works</li><li>RW1 shotcrete, capping beam, spoon drain and mono wills works.</li><li>RW4 piling works, stormwater works, reinforced earth walls.</li><li>External electrical works and sewer works.</li></ul>			
3.	ER activities undertaken during this reporting period.				
	Site inspections	During the reporting period, ER carried out the following inspections:			
		SSD 10272349	Key Observations		
		13/05/2025	<ul style="list-style-type: none"><li>Actions from previous ER Inspection were observed to have progressed</li><li>An improvement in housekeeping in the carpark area was observed.</li><li>Internal roads have commenced</li></ul>		
		23/05/2025	<ul style="list-style-type: none"><li>Site inspection during rainfall and post significant rainfall period</li><li>General inspection of performance of environmental controls</li><li>Discussion of proposed actions in response to weather event</li></ul>		
27/05/2025		<ul style="list-style-type: none"><li>Site inspection during rainfall and post significant rainfall period</li><li>General inspection of performance of environmental controls</li><li>Discussion of proposed actions in response to weather event</li></ul>			
		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: <table><tr><td>NIL</td><td></td></tr></table> Please refer to Section 9 for further information.		NIL	
NIL					
	Audits/ Inspections by Others	CPESC monthly report as required by Condition A33. <table><tr><td>May 2025</td><td><ul style="list-style-type: none"><li>Not available at the time of reporting</li><li>To be provided in the next reporting period</li></ul></td></tr></table>		May 2025	<ul style="list-style-type: none"><li>Not available at the time of reporting</li><li>To be provided in the next reporting period</li></ul>
May 2025	<ul style="list-style-type: none"><li>Not available at the time of reporting</li><li>To be provided in the next reporting period</li></ul>				
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.			
5.	Summary of Complaints	A single complaint was received during the reporting period.			
		Date	Details		
		06/05/2025	Residuals from shotcreting works (batter stabilisation) occurred adjacent to northern side of RW4.		

6.	Summary of Incidents	<div>During the reporting period, a single incident was reported to the Planning Secretary.</div> <table><tr><th>Date</th><th>Details</th></tr><tr><td>23/05/2025</td><td>After a large rain event small amount of water left site into Mirvac site off the 50/50 Road. A notification was issued to DPHI by the ER on Friday, 23May 2025.</td></tr></table>	Date	Details	23/05/2025	After a large rain event small amount of water left site into Mirvac site off the 50/50 Road. A notification was issued to DPHI by the ER on Friday, 23May 2025.																								
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23/05/2025	After a large rain event small amount of water left site into Mirvac site off the 50/50 Road. A notification was issued to DPHI by the ER on Friday, 23May 2025.																													
7.	Summary of non-compliances	<div>There were no non-compliances identified during the reporting period.</div> <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL																									
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8.	Evaluation of Environmental Performance	<div>The ER’s evaluation of Environmental Performance is based on:</div> <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> <div>Further discussion of environmental performance is presented below.</div> <div>TRAFFIC</div> <div>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:</div> <div><div><div>-</div><div>Light Vehicle:</div><div>570 movements</div></div><div><div>-</div><div>Heavy Vehicle:</div><div>550 movements</div></div></div> <div>AM Peak: (07:00 – 08:00)</div> <div>PM Peak: (14:00 – 15:00)</div> <div>(15:00 – 16:00)</div> <div>Approved traffic volumes described in the CTMP are as follows:</div> <div><div><div>-</div><div>AM Peak:</div><div>94 movements per hour (movements, in &amp; out combined)</div></div><div><div>-</div><div>PM Peak:</div><div>83 movements per hour (movements, in &amp; out combined)</div></div><div><div>-</div><div>Daily:</div><div>1,273 movements per day (movements, in &amp; out combined)</div></div></div> <div>Note: 1 truck is equal to 1 inbound movement plus 1 outbound movement which equals to a total of 2 movements.</div> <div>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.</div> <div>DUST</div> <div>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.</div> <div>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).</div> <div>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.</div> <table><tr><th>Pollutant</th><th>Averaging Period</th><th>Impact</th><th>Criteria</th></tr><tr><td rowspan="2">Deposited Dust Gauge (DDG)</td><td>Annual</td><td>Total</td><td>4g/m²/month</td></tr><tr><td>Annual</td><td>Incremental</td><td>2g/m²/month</td></tr></table> <div>A summary of monthly dust deposition monitoring results for the last and this reporting periods are provided in the table below.</div> <table><tr><th rowspan="2">Gauge ID</th><th colspan="2">Total Insoluble Matter, g/m²/month</th></tr><tr><th>March – April 2025</th><th>April – May 2025</th></tr><tr><td>431_YLE WH4 (North BDY)</td><td>1.5</td><td>0.3</td></tr><tr><td>431_YLE WH2 (West BDY)</td><td>1.4</td><td>1.2</td></tr><tr><td>431_YLE WH2 (East BDY)</td><td>2.6</td><td>6.0</td></tr><tr><td>431_YLE Mamre road (Centre)</td><td>0.1</td><td>8.9</td></tr></table>	Pollutant	Averaging Period	Impact	Criteria	Deposited Dust Gauge (DDG)	Annual	Total	4g/m²/month	Annual	Incremental	2g/m²/month	Gauge ID	Total Insoluble Matter, g/m²/month		March – April 2025	April – May 2025	431_YLE WH4 (North BDY)	1.5	0.3	431_YLE WH2 (West BDY)	1.4	1.2	431_YLE WH2 (East BDY)	2.6	6.0	431_YLE Mamre road (Centre)	0.1	8.9
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Although some exceedances were recorded during the April-May 2025 period, the annual rolling averages at all dust deposition monitoring locations remained compliant with the criterion of 4 g/m<sup>2</sup>/month, except at location 431\_YLE WH2 (East BDY), which recorded a slightly elevated value of 4.3 g/m<sup>2</sup>/month.

#### 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 PM<sub>10</sub> 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

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

Month	Monitoring Results and Exceedance Details	Comment
May 2025	The rolling averages for particulate matter PM <sub>2.5</sub> was below the limit (8µg /m <sup>3</sup> ) at all monitoring locations for the reporting period.	Any increase will be monitored over the coming month, and if further increases are observed, additional dust measures may need to be implemented
	The rolling averages for particulate matter (PM <sub>10</sub> ) remained below the limit of 25 µg/m <sup>3</sup> at all monitoring locations except 431_YLE Mamre Road (Centre). A minor exceedance of 32 µg/m <sup>3</sup> was recorded in May 2025.	

#### In relation to the Dust exceedances, Burton noted:

A total of two water carts were deployed across various locations on site. Additionally, a round of polymer binding spray was 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

Month	Noise Levels	ER Comment
April 2025	<ul style="list-style-type: none"> <li>Average value of 55 dB (LAeq) at 431_YLE WH4 (North BDY)</li> </ul>	<ul style="list-style-type: none"> <li>All recorded levels are below the 75dB – highly impacted NML</li> <li>Noise levels are generally consistent with the previous reporting periods at all locations.</li> <li>The nearest sensitive receivers are located approximately 390 meters (819-831 Mambre Road) from the project site boundary.</li> <li>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</li> </ul>
	<ul style="list-style-type: none"> <li>Average value of 63 dB (LAeq) 431_YLE WH2 (West BDY)</li> </ul>	
	<ul style="list-style-type: none"> <li>Average value of 58 dB (LAeq) 431_YLE WH2 (East BDY)</li> </ul>	
	<ul style="list-style-type: none"> <li>Average value of 68 dB (LAeq) 431_YLE Mamre road (Centre)</li> </ul>	





#### Recommendations - Noise





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

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>
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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.	
		<b>Documentation</b>	<b>Version and Date (Author)</b>
		NIL	
11.	Any meetings attended by ER	The ER has been involved in the following meetings.	
		<b>Date</b>	<b>Details</b>
		14/05/2025	Mamre Road Precinct Working Group meeting Minutes are available on request.
12.	Summary of documents issued by the ER	The following documents were issued by the ER.	
		<b>Documentation</b>	<b>Version and Date (Author)</b>
		NIL	
13.	Closing Remarks	Performance during the month has been satisfactory. No major issues have been identified during site inspections.  A single incident was reported to the Department associated with a small quantity of water passing out of the southern boundary through passive sediment controls (see item 6 above).  This event did not result from failure of sediment controls but through flooding of detained areas due to an extreme rain event.	

14.




Photo	Location and comment	Resolution/Action
	<p><u>Mirvac (Aspect Industrial Estate Boundary) – 14/04/2025</u></p> <p>The geofabric bund installed prior to the commencement of topsoil stripping adjacent to the Mirvac site appears to have been removed</p> <p><b>RECOMMENDATION</b></p> <p>Install new control to prevent water runoff to the adjacent site in consultation with the project CPESC. Action should be undertaken prior to Easter shutdown</p>	<p><b>RISK MEDIUM</b></p> <p><b>OBSERVATION ON 09/05/2025</b></p> <p>A new drain has been cut to divert water away from the site boundary. Refer to Item 5 below for details</p> <p><b>STATUS - CLOSED</b></p>
	<p><u>Site Compound area – 14/04/2025</u></p> <p>Some litter was observed adjacent to the site compound</p> <p><b>RECOMMENDATION</b></p> <p>Clean up litter and remind all personnel of the requirement to place rubbish in the bins provided.</p> <p>Action should be undertaken prior to Easter shutdown.</p>	<p><b>RISK LOW</b></p> <p><b>OBSERVATION ON 09/05/2025</b></p> <p>Housekeeping in the carpark and compound area has improved with no litter observed.</p> <p><b>STATUS - CLOSED</b></p>
	<p><u>Concrete Washout – 14/04/2025</u></p> <p>Concrete washout pit was being utilised; however, the advisory signage had fallen over.</p> <p><b>RECOMMENDATION</b></p> <p>Reinstate sign</p>	<p><b>RISK LOW</b></p> <p><b>OBSERVATION ON 09/05/2025</b></p> <p>As noted during the site inspection, with photographic evidence provided to the ER, the sign was reinstated. However, had recently been flattened by a truck. Regardless, the concrete washout was being utilised correctly as observed during the site inspection</p> <p><b>STATUS - OPEN</b></p>
	<p><u>Mirvac (Aspect Industrial Estate Boundary) – 09/05/2025</u></p> <p>Additional geofabric protection has been installed to protect batters and prevent scour. It was noted during the inspection the completed actions were in response to recent ER (CV) inspection</p>	<p><b>OBSERVATION</b></p>

		<p><u>General Site – 09/05/2025</u></p> <p>A water cart was operating across the site to prevent dust generation with none observed during the site inspection.</p>	<p><b>OBSERVATION</b></p>	
		<p><u>Basin # 3 – 09/05/2025</u></p> <p>Rainwater has accumulated in the outlet chute (not from the HES Basin), with the potential to flow off site.</p> <p><b>RECOMMENDATION</b></p> <p>Pump the water back into the HES Basin and monitor the outlet chute to avoid the potential for an uncontrolled discharge.</p>	<p><b>OBSERVATION</b></p> <p><b>RISK - LOW</b></p>	
		<p><u>Concrete Washout Pit – 09/05/2025</u></p> <p>Concrete washout pit was being utilised correctly (refer to item 3 regarding reinstatement/replacement of signage)</p>	<p><b>OBSERVATION</b></p>	
		<p><u>Observations post rainfall – 23/05/2025</u></p> <p>Limited access available from southern gate way to 50/50.</p> <p>Discussions of the impacts and performance of controls post a heavy rain event were held at the southern entrance / gate.</p> <p>Water from the local catchments (including a portion of WH2 formation access and surrounds) has been detained within the 50/50 box out.</p> <p>This box out has flooded, and an overflow has occurred on the Western boundary leading to the fence with the Mirvac Estate.</p>	<p><b>OBSERVATION</b></p>	



		<p><u>Sediment movement at boundary – 23/05/2025</u></p> <p>Sediment laden water passed to the boundary to the west. Sediment fence in place and this has accommodated the volume from the eastern works. Sediment laden water passing through the basin has progressed to the concrete and drainage within the adjacent development. It does not appear that a large volume of water passed over the boundary The sediment fence at this location did not fail. <b>This area will be inspected when weather and ground conditions allow, and the flooded area has been dewatered.</b></p>	OBSERVATION
		<p><u>Upper WH2 – 23/05/2025</u></p> <p>The upper catchment is shaped to drain to the perimeter swales and then into WH2 basin. Material from the western access has been pushed up the ramp to limit flows from this catchment reporting to the lower 50/50 box out.</p>	OBSERVATION
		<p><u>SW corner – controls over batter – 23/05/2025</u></p> <p>Geotextile has been laid over the exposed batter at the SW corner of WH1. This fabric has accommodated the flows from the north. The surrounding batters have been treated with polymer to stabilise.</p>	OBSERVATION
		<p><u>Internal access roads and drainage – 30/05/2025</u></p> <p>The internal roads have been scraped clear of soft material. The scrapped material is to be moved to general fill areas. It was discussed that this work will act to retain water within the haul roads and direct water to other areas.</p>	OBSERVATION



		<p><u>Upper WH3 &amp; Drainage to new Basin WH3 – 30/05/2025</u></p> <p>The upper formation has been shaped to a new constructed HES within WH3.</p>	<p><b>OBSERVATION</b></p>	
		<p><u>Central clean water drain – 30/05/2025</u></p> <p>The central clean water drain is lined within the low flow. This drain passes through the site and bypasses any sediment controls.</p> <p>It was discussed that all formations/bunds and batters reporting to the central drain need to be covered to stabilise.</p> <p>It is recommended that an additional sump or sumps be provided to increase the capacity for storage outside the central drain. These storages will allow water to be managed away from the clean water drain and facilitate the pumping of water to construction basins for treatment.</p>	<p><b>OBSERVATION</b></p>	
		<p><u>Existing Basin WH3 – 30/05/2025</u></p> <p>The water within WH3 is turbid.</p> <p>It is noted that the previous rain event was of an intensity exceeding the design performance of the inlet and dosing controls for this basin. This basin has been treated and will be dewatered/cleared. This will be confirmed in subsequent inspections.</p>	<p><b>OBSERVATION</b></p>	

**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>
06/05/2025	GPT	Nil		Mark Griffiths from ISPT	Residuals from shotcreting works (batter stabilisation) occurred adjacent to northern side of RW4	Nil	Burton immediately clean the residual powder