07 August 2025

ErSed Reference: 22004-ERMR-12-250807

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 #12)

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'.*

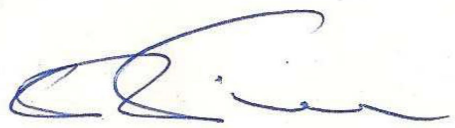
*The **Environmental Representative Monthly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.*

This report constitutes the monthly report for the period from 1 July 2025 to 31 July 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



Carl Vincent

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

SSD 10272349 - Yiribana Logistics Estate:
Environmental Representative Monthly Report (ERMR # 12)
For the period 1 July 2025 to 31 July 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: • Bulk Earth Works • Storm water works • Road Pavement Works • Retaining Wall Works (Piling and Keystone)
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: • Bulk Earth Works. • Storm water works. • Retaining Wall Works (Piling and Keystone). • Road works. • Utilities (electrical & Water)
3.	ER activities undertaken during this reporting period.	
	Site inspections	During the reporting period, ER carried out the following inspections:

SSD 10272349	Key Observations
04/07/2025	• Significant rainfall event occurred on the 2nd of July (48mm of rain recorded) • Basins were at capacity with some water contained in depressions within the site • Improvements to groundcover of batters adjacent to Mirvac site with geofabric applied
10/07/2025	• Site inspection – following concerns raised by Adjacent Development (Mirvac)
23/07/2025	• Follow up inspection to close out issues identified, and photographs shared by Mirvac

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.

17/07/2025	An erosion and sediment control (ESC) inspection was conducted by OCHRE at the GPT – Yiribana Site to review the progression of works under the management of Burtons Contractors. The inspection reviewed erosion and sediment controls across Lots WH1 to WH4, access roads, and road construction activities on the 50:50 Road and East West Road. The inspection also reviewed controls along the Mirvac boundary, shotcrete stabilisation works and drainage works. • Drainage channels and culverts are being constructed to manage clean water flow across the site. • Water is being directed to sediment basins as intended, and batter stabilisation measures are helping to reduce erosion. • Dust control measures, including a water cart and road sweeper, were effective. • The site appeared tidy, well-organized, and clearly signposted. The use of soil polymer on exposed batters was noted as good practice. **Observation notes relating to ER inspection held on 10/07/2025** **Item 1:** Sediment removal is recommended to restore sump controls near the drainage channel. **Item 2 & 16:** Reinstatement of fabric on top of berms is recommended, with ongoing monitoring during future rainfall events. Staining of fabric observed in the channels is considered typical of previous water flows and is likely due to residual sediment in runoff from construction areas.

		Item 9: The outlet is no longer in use. The outlet is to be removed and replaced as part of the new culvert installation.
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	The ER received one complaint from the adjacent property owner (Mirvac)See details provided below

Date	Details
08/07/2025	Adjacent property (Mirvac) contacted ERs for both Yiribana East and Access Industrial Estate (AIE) regarding quality and management of surface water passing into the newly constructed Mirvac Riparian Corridor. The ER for Yiribana East inspected the site and coordinated observations and recommendations with the ER for AIE. Further investigation was requested from the CPESC for both projects. It was unable to identify and confirm if the sediment and staining within the channel were current or if the impacts observed within the channel were associated with previously identified large events and reported events reporting to the channel. Recommendations were provided to Yiribana to implement works to refresh and clear controls at key areas to enable confirmation of issues and sources from the reporting sites.

6.	Summary of Incidents	During the reporting period, no incidents were reported to the Planning Secretary.

Date	Details
NIL	

7.	Summary of non-compliances	There were no 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. Vehicle movements were well below the daily limits approved in the CTMP for the peak periods. **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/m²/month
	Annual	Incremental	2g/m²/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/m²/month
	June – July 2025
431_YLE WH4 (North BDY)	**7.9**
431_YLE WH2 (West BDY)	1.1
431_YLE WH2 (East BDY)	3.7
431_YLE Mamre road (Centre)	0.8

Exceedance was recorded at 431_YLE WH4 (North BDY) during the June – July 2025 period, however the annual rolling averages at all dust deposition monitoring locations remained compliant with the criterion of 4 g/m²/month.

In relation to dust exceedance, Burton noted:

The elevated reading at the North Boundary is likely attributable to its proximity to the northern haul road and truck movements near the compound. To manage dust, two water carts and a road sweeper are deployed across the site as needed.

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/m³	50
	Annual	µg/m³	25
Particulates (as $PM_{2.5}$)	24 hours	µg/m³	25
	Annual	µg/m³	8

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

Month	Monitoring Results and Exceedance Details	Comment
July 2025	The rolling averages for particulate matter $PM_{2.5}$ was below the limit (8µg /m³) 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_{10}) remained below the limit of 25 µg/m³ at all monitoring locations. Monitoring results indicate an overall improvement in air quality.	

In relation to the hourly dust exceedances, Burton noted:

- The eastern and western boundary monitors (431_YLE WH2) experienced intermittent outages during July 2025 due to poor weather (high humidity) and limited sunlight affecting the solar

batteries. The western boundary monitor (431_YLE WH2) was relocated to the top of the retaining wall on 23/07/2025 to improve solar reception.

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
July 2025	• Average value of 52 dB (LAeq) at 431_YLE WH4 (North BDY) • Average value of 57 dB (LAeq) 431_YLE WH2 (West BDY) • Average value of 61 dB (LAeq) 431_YLE WH2 (East BDY) • Average value of 69 dB (LAeq) 431_YLE Mamre road (Centre)	• All recorded levels are below the 75dB – highly impacted NML • Noise levels were generally consistent with previous reporting periods at all locations. • The nearest sensitive receivers are located approximately 390 meters (819-831 Mamre 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

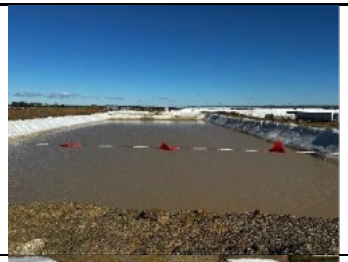
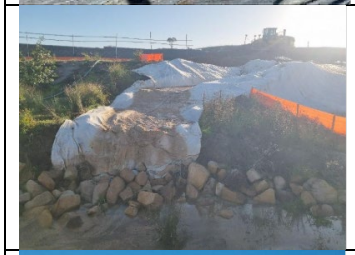
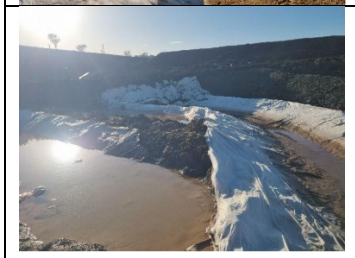
Recommendations - Noise

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

9.	Analysis of Lesson Learnt and Opportunities for improvement	• Where practical to do so, prioritise completion of final landscaping at the southern and western boundaries to the Riparian Zone • Prioritise and progress completion of paved surfaces to prevent dust generation. • Following complaint raised by Mirvac (See summary at 5 above), the ER has requested that geofabric aprons interfacing with riparian zones and boundaries are refreshed to allow for better confirmation of effective surface water management
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
11.	Any meetings attended by ER	The ER has been involved in the following meetings. **Date** / **Details** NIL / The ER could not attend the Mamre Road Precinct Working Group meeting. However, the meeting minutes is available on request.
12.	Summary of documents issued by the ER	The following documents were issued by the ER. **Documentation** / **Version and Date (Author)** NIL
13.	Closing Remarks	As noted above, a complaint was received from Mirvac regarding turbid water entering the riparian corridor from multiple sources The complaint was made on the 8th of July 2025 and related to site observations made by Mirvac's contractors following a significant rain event on the 23rd of May 2025 which resulted in 73.6mm of rainfall in a 24-hour period. In response, the ER undertook a focussed inspection of erosion and sediment controls, particularly relating to the clean water diversion drainage on the 10th of July 2025 with a follow up ER inspection undertaken on 23rd July. It has been recommended to refresh and clear fabric and controls at interface locations. Ongoing focus and monitoring of the riparian zone, erosion and sediment controls and clean water drainage will be maintained during ongoing inspections. Monitoring results for dust, noise, and traffic remained within approved limits, except for a dust deposition exceedance at the North Boundary, which is not impacted the annual rolling average compliance.

14.

Photo	Location and comment	Resolution/Action
	Mirvac Boundary (batter) – 06/06/2025 The batter adjacent to the Mirvac site was showing signs of deterioration (rilling) – following the heavy storm event in Mid-May. Sediment has accumulated in the geofabric bund at the base of the batter. **RECOMMENDATION** Clear the sediment away from the sediment bund to ensure its ongoing effectiveness. Additional measures are also required on the batter (e.g. geofabric/polymer spray) to minimise erosion in consultation with the project CPESC	**RISK - LOW** **OBSERVATION ON 04/07/2025** The batter has been covered with geofabric, providing effective stabilisation and groundcover. **STATUS – CLOSED** For further details refer to item below - Mirvac Boundary (batter) .
	Asbestos stockpile – 06/06/2025 The asbestos stockpile was covered with geofabric; however, a gap had appeared exposing the material. **RECOMMENDATION** Re-instate the geofabric to fully cover the material	**RISK - LOW** **OBSERVATION ON 04/07/2025** As discussed on site, the material was re-secured, however had become displaced following the recent storm event. **STATUS – OPEN**
	Mirvac Boundary (batter) – 04/07/2025 As per the previous inspection and recommendation, the batter has been covered with geofabric providing effective stabilisation and groundcover.	**OBSERVATION**
	Concrete Washout Area – 04/07/2025 The concrete washout area had been relocated. Concrete wastes were being managed appropriately and within the designate concrete washout area. There were no observations of waste dumping throughout the site.	**OBSERVATION**

		Sediment Basin – 04/07/2025 Sediment basins were full following the rain event and were undergoing flocculation. Some water was pooled within the site in depressed areas.	**OBSERVATION**
		Permanent Culvert Outlet – 04/07/2025 The geofabric material at the base of the permanent culvert outlet has become displaced. **Recommendation** Review and refresh the ERSED controls in this general area with confirmation by the project CPESC.	**OBSERVATION** **RISK MEDIUM**
		Outlet channel from clean water diversion – 10/07/2025 Staining is evident over the fabric at the outlet apron. Turbid water has passed over this point but not in high volumes. **Sources of this sediment should be investigated confirmed.**	**OBSERVATION** CPESC COMMENT / REVIEW REQESTED
		Surrounds of clean water drain – 10/07/2025 Portions of the catchments to the clean water drain are not stabilised with fabric. All catchments to the clean water drain should be made stable or otherwise the area shaped to drain away from the channel.	**OBSERVATION** **RISK MEDIUM** **ONGOING**
		Lower portion of clean water drain – 10/07/2025 Staining and sediment is evident on the lower portion of the channel. It is not clear if this is from areas above the fabric lining or from surcharge from the sumps and controls adjacent to the channel. **The Project CPESC should review the controls in this area to determine what is required see to isolate works catchments from the central clean water drain.**	**OBSERVATION** CPESC COMMENT / REVIEW REQESTED

		<u>Western end of clean water swale – above construction culvert – 10/07/2025</u> See observations above. Water is made to pond within this area. **The CPESC should review these controls are sufficient to prevent water flooding into the clean water channel.** This water should be detained and then pumped or passed to site primary sediment controls.	**OBSERVATION** CPESC COMMENT / REVIEW REQESTED
		<u>Clean water channel – western end below construction culvert – 10/07/2025</u> See observations above. Sediment is evident within the channel. Staining of the fabric is evident. **Review of this area is required**.	**OBSERVATION** CPESC COMMENT / REVIEW REQESTED
		<u>Blow out – western end of Block wall – 10/07/2025</u> A failure of the perimeter controls is evident in this area. Water has passed from the roadway and adjacent formations through a failed bund at the road formation edge. Flows have overwhelmed or bypassed the lower sediment fence. The bund and breach need to be replaced and consolidated. **More details of when this may have occurred us requested.**	**OBSERVATION** INFORMAT-ION / DETAILS REQESTED
		<u>Connection to Clean water drain from south / Access Estate – 23/07/2025</u> Re freshmen and confirmation of the apron at the outlet from the clean water diversion pipe/culvert western end is recommended. Sediment is accumulated within the apron and above the hay bale sediment control It is not known with what event this sediment movement is associated. **Exposed surfaces should be replaced. Any sediment detained within the outlet apron should be cleared.** This will allow for the any further sediment laden flows to be identified and immediately responded to.	**OBSERVATION** **RISK MEDIUM**

	Previous outlet from clean water drain – 23/07/2025 Sediment staining and accumulated sediment is within the swale from the previous drainage. This drain is now closed. This area should be cleared and shaped to final form and stabilised.	**OBSERVATION** **RISK MEDIUM**
	Surrounds to culvert works – 23/07/2025 The outlet from the main culvert has been completed. The catchments to the sides of the outlet and headwall are exposed and should be shaped and stabilised to remove any sediment hazard below the culvert headwall to the creek. It was also recommended that the exposed batters to the formation at the Western side should be progressed as a priority to remove the sediment risk to the riparian zone.	**OBSERVATION** **RISK MEDIUM**
	Lined Clean Water channel – 23/07/2025 Re freshmen and confirmation of the outlet channel / western end is recommended. Exposed surfaces should be stabilised and covered with fabric. This will allow for the any further sediment laden flows to be identified and immediately responded to.	**OBSERVATION** **RISK MEDIUM**
	Tracking from Gate to road 3 – 23/07/2025 Excessive sediment staining and tracking is occurring to the estate roadway. Ongoing sweeping and control is required.	**OBSERVATION** **ONGOING**

Attachment 1 – Extract of Consultation and Communication Register

Date	Time	In/Out/ Meeting	Initial Communication Method/Tool	Contact Name/ Organisation	Nature of Complaint/Enquiry/ Communication	Summary of Issues/Details of Communication	Resolution
08/07/2025	12:00 PM	In	Phone Call via Environmental Representative (ER)	Alexandra Chung Mirvac	Mirvac reported possible turbid water from GPT's temporary basins entering the riparian corridor. The ER inspected and found only small volumes of slightly sediment-tinged, but generally clean, water beyond the site boundary.	Environmental Representative attended the site to inspect, and subsequently followed up with Civil Contractor CPESC to review the controls in place and identify potential improvements	Closed