



1 May 2024

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Department of Planning Housing and Infrastructure (DPHI)

Environmental Representative (ER) Quarterly Report
Project: SSD-10448 – Aspect Industrial Estate Stage 1
Period: December 2023 to February 2024

Condition C31(k) of the Conditions of Approval for the Project requires the ER to prepare and submit to the Secretary and other relevant regulatory agencies, for information, an Environmental Representative Quarterly Report.

The attached report details the activities undertaken by the ER for the nominated period, in accordance with the Environmental Representative Protocol, May 2020.

This report has been updated to correct an error related to “complaints”. The previous version of this report noted that the project received two complaints related to dust in December 2023. In fact, these complaints were received in December 2022 and had previously been reported in the ER quarterly report December 2022 to February 2023.

No complaints have been received by the project during this reporting period.

Yours sincerely,

Maurice Pignatelli
Environmental Representative for Aspect Industrial Estate Stage 1
OptimE Pty Ltd



Environmental Representative (ER) Quarterly Report
Project: SSD-10448 – Aspect Industrial Estate
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Key construction activities **Estate Works (WEM)**

- Lot 2 basin spillway
- Road 3 Kerb, pavement construction and servicing
- Riparian works and amelioration
- Streetscape
- Road 4 AC, path and landscape
- Permanent fencing install
- Start retaining wall 21

Lot 1 building works (Richard Crookes)

- Defects, cleaning, racking, finishing.
- Construction complete.
- No further site inspections from the ER.

Lot 3 building works

- Structural steel erection
 - Precast panel installation
 - Warehouse roof and wall cladding
 - Inground services works
 - High level services rough-ins
 - Internal concrete pours
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Upcoming construction activities **Estate Works (WEM)**

- Road 3 AC
- Road 3 laybacks/kerb
- Road 3 footpaths and landscape
- Road 4 footpaths and landscape
- Continue RW21
- Permanent fencing install
- TOAR stage 2 works
- Lot 4 import

Lot 1 building works (Richard Crookes)

- Defects, cleaning.

Lot 3 building works

- Warehouse wall cladding completion
 - Services in-ground works ongoing
 - High level services rough ins ongoing
 - Internal warehouse slab pours
 - External concrete pours
-



- Office fit out

**ER Activities
(site inspections
and audits)**

Estate Works (WEM)

- 3/12/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 18/12/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 8/01/24 Site inspection with ER, Mirvac, WEM (B Bracken)
- 22/01/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 5/02/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 21/02/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)

Lot 1 building works (Richard Crookes)

- Construction complete. No further site inspections from the ER.

Lot 3 works

- 11/12/23 Site inspection with ER, Mirvac, Texco (M Pignatelli)
- 8/01/24 Site inspection with ER, Mirvac, Texco (B Bracken)
- 22/01/24 Site inspection with ER, Mirvac, Texco (M Pignatelli)
- 5/02/24 Site inspection with ER, Mirvac, Texco (M Pignatelli)
- 21/02/24 Site inspection with ER, Mirvac, Texco (M Pignatelli)

**Complaints
received by
project**

During the December 2023 period, NIL.

During the January 2024 period, NIL.

During the February 2024 period, NIL.

**Environmental
Incidents**

Nil

**Environmental
non-compliances**

Nil

**Lessons learnt/
Opportunities for
Improvement**

Nil

**Changes to
Project Plans/
Approvals**

Nil

**Meetings
attended by ER**

- Refer to site inspections.
- Mirvac Aspect Industrial Estate - Community Consultation Meeting
December 2023
- Mirvac Aspect Industrial Estate - Agency Consultation Meeting December
2023
- Mamre Road Working Group Meeting November 2023



**Documents
received by ER
for review**

- DPE Secretary Direction, AIE Ref: INV-59963209 dated 5/12/23
- NSW Planning Direction Monthly Basin Update for February 2024 (Attachment 1)
- AIE complaints register summary sheet (December 2023 to February 2024)

Estate Works (WEM)

- Dust Deposition Monitoring report (November 2023)
- Dust Deposition Monitoring report (December 2023)
- Dust Deposition Monitoring report (January 2024)
- 2023 November CER Dust Monitoring report
- 2023 December CER Dust Monitoring report
- 2024 January CER Dust Monitoring report
- AIE attended noise monitoring report 7/12/23
- AIE attended noise monitoring report 16/01/24

Lot 1 Works (RCC)

- Noise monitoring report dated 14/11/23 to 1/12/23 (end monitoring)

Lot 3 Works (Texco)

Texco Monthly Report December 2023

Texco Monthly Report January 2023

Texco Monthly Report February 2023

- Noise monitoring report dated 13/11/23 to 19/11/23
- Noise monitoring report dated 20/11/23 to 26/11/23
- Noise monitoring report dated 27/11/23 to 3/12/23
- Noise monitoring report dated 4/12/23 to 10/12/23
- Noise monitoring report dated 11/12/23 to 17/12/23
- Noise monitoring report dated 18/12/23 to 7/01/24
- Noise monitoring report dated 8/12/24 to 14/12/24
- Noise monitoring report dated 15/12/24 to 28/12/24
- Noise monitoring report dated 29/01/24 to 4/02/24
- Noise monitoring report dated 5/02/24 to 11/02/24

**Documents
issued by ER**

Estate Works (WEM)

- ER inspection reports see above
- 2103.06 AIE Quarterly Report September to November 2023

Lot 3 works (Texco)

- ER inspection reports see above
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Requests or CARs issued by ER

The following corrective actions were raised during the reporting period as detailed below. *An increase in corrective actions, when compared to previous reporting periods, has been observed by the ER.*

| | |
|--------------------|--|
| WEM CA 231203-01: | Investigate the nature of the weed on the embankment to Sediment Pond 1 and determine if it is a noxious weed declared under the Biosecurity Act 2015 (NSW). Manage noxious weeds to ensure they are not present in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area, as required by Condition D72 of the Approval. |
| WEM CA 231203-02: | Provide erosion and sediment controls for the area to the east of the round-about and disturbed area around the spillway to pond 2. |
| WEM CA 231203-03: | Install clean water diversion measures along the southern boundary to minimise, to the extent reasonably possible, clean water from entering the site. |
| WEM CA 240108-01: | Relocate the stockpile of material located to the immediate east of the Lot 3 boundary to prevent encroachment into Lot 3. |
| WEM CA 240122-01: | Re-open the perimeter drain around Lot 2 to allow it to drain to the Lot 2 basin. |
| WEM CA 240205-01: | Remove sediment tracked from the construction sites along the CAR. In addition, remove loose debris in the shoulder to Mamre Road which may present as a road safety risk. |
| WEM CA 240205-02: | Maintain the WEM sediment fences along the riparian channel until the final rehabilitation of the area is complete. |
| WEM CA 240205-03: | Provide a bunded pallet to house the jerry cans and capture spills whilst they are being filled. |
| WEM CA 240221-01: | Re-establish the clean water diversion drain along the southern boundary to Lot 5 to prevent the ingress of clean water onto the site. This may include temporary diversion drains if required. |
| WEM CA 240221-02: | Provide erosion and sediment controls to the clean water diversion drains along Lot 5 to prevent the ingress of sediment into the clean water system. |
| Texco CA 231211-01 | Correctly install the sediment fence at the toe of the soil stockpile on the eastern boundary. |
| Texco CA 240122-01 | Review sediment fences across the site. Ensure the toe of the fences are correctly keyed in. Ensure stockpiles do not inundate the sediment fences. Ensure all sediment fences are effectively maintained. |
| Texco CA 240122-02 | Remove the toes of the stockpile from the western sediment fence. Correctly reinstall the sediment fence along the western boundary of the site. |
| Texco CA 240221-01 | Direct water from a low spot on the western boundary to the mixing chamber of the sediment basin, as per the ESCP. |



Review of monitoring results by ER

This report summarises the data available at the time of drafting this report in the tables below and flags, by exception, elevated levels against the criteria outlined in the management plans.

It is noted that some monitoring data presented below lags by one month as monitoring data for the last month of the reporting period is generally not available when the quarterly report falls due (within 7 days of the end of the month).

Estate Works (WEM)

The WEM monitoring program comprises:

- Real time noise monitoring and particulate matter monitoring network (SiteHive) with six locations around the site and have been running continuously during the reporting period.
- A network of dust deposition gauges has been established to monitor for nuisance dust.

| Parameter | November 23 | December 23 | January 24 |
|--|---|--|--|
| Noise (Real time) | Nil elevated levels attributable to construction. | Nil elevated levels attributable to construction. | Nil elevated levels attributable to construction. |
| Noise (attended) | No attended monitoring was undertaken. | One attended noise monitoring event for placement and compaction of imported fill. Monitoring location 826 Mamre Road. – L_{aeq} within predicted level. | One attended noise monitoring event for DV swale excavation. Monitoring location 826 Mamre Road. – L_{aeq} within predicted level. |
| Vibration | N/A | N/A | N/A |
| Particulate matter (Real time) ¹ | Nil elevated levels attributable to construction. | Nil elevated levels attributable to construction. | Nil elevated levels attributable to construction. |
| Dust deposition (monthly) ² | DD levels below the monthly criteria at all locations. <i>Note: DDG4 was damaged and was not recording.</i> | DD levels below the monthly criteria at all locations. | DD levels below the monthly criteria at all locations. |
| Dust deposition (Rolling annual average) | DD levels did not exceed the Rolling annual average monthly criteria at locations 1 and 3; and remains slightly higher at location 4. | DD levels did not exceed the Rolling annual average monthly criteria at locations 1 and 3; and remains slightly higher at location 4. | DD levels did not exceed the Rolling annual average monthly criteria at all locations. |

¹ Exceedances were recorded by the Site Hives and were attributable to fog and humidity and not attributable to the Project activities.

² NSW EPA criterion of 4 g/m²/month criterion is strictly for assessing the annual average dust deposition rate. Therefore, an elevated monthly level should not be considered an exceedance.



Lot 1 Works (Richard Crookes)

The environmental monitoring locations for Lot 1 are located at the boundary of Lot 1 and not representative of conditions at the Estate boundary or impacting sensitive receivers. The RCC monitoring program comprises unattended noise monitoring and vibration monitoring. A network of dust deposition gauges has been established to monitor for nuisance dust.

It is noted that in line with construction activities, monitoring at the Lot 1 site ceased on 1 December 2023.

| Parameter | November 2023 | December 2023 | January 2024 |
|--|--|---------------|--------------|
| Noise (unattended) ^{3,4} | NML slightly exceeded on most working days. Noise sources not wholly attributable to construction at Lot 1. | N/A | N/A |
| Particulate dust monitoring ⁵ | Nil elevated levels attributable to construction. | N/A | N/A |
| Dust deposition ⁶ | DD levels above the monthly criteria at both locations attributable to on-site and off-site construction activity. Dust deposition (Rolling annual average) for these locations was not reported. | N/A | N/A |

Lot 3 Works (Texco)

The environmental monitoring locations for Lot 3 are located at the boundary of Lot 3 and not representative of conditions at the Estate boundary or impacting sensitive receivers. The Texco monitoring program comprises:

- Real-time unattended noise monitoring
- Attended noise monitoring.

| Parameter | Nov/Dec 2023 | Dec 2023/Jan 2024 | Jan 2024/Feb 2024 |
|-----------------------------------|--|---|--|
| Noise (unattended) ^{7,8} | NML exceeded on most days. Noise sources not wholly attributable to construction at Lot 3. | Nil elevated levels attributable to construction. | NML exceeded on some days. Noise sources not wholly attributable to construction at Lot 3. |
| Noise monitoring (attended) | No attended monitoring was undertaken. | No attended monitoring was undertaken. | No attended monitoring was undertaken. |

³ Daytime average LAeq noise levels exceeded the noise affected NML on most site workdays at the south-western monitoring location of Lot 1. The highest LAeq, 15-minute noise levels also exceeded the noise affected NML on most site workdays. Noise levels were likely contributed to by a concentration of workers associated heavy earth moving attributable to the overall AIE site and Mamre Road traffic.

⁴ It is noted that the noise monitor is located within the AIE site boundary. Noise consultants EMS concluded that it is unlikely that works occurring within Lot 1 of the AIE would directly cause significant disturbance to residential receivers across Mamre Road.

⁵ Exceedances were recorded by the Site Hives and were attributable to fog and humidity and not attributable to the Project activities.

⁶ NSW EPA criterion of 4 g/m²/month criterion is strictly for assessing the annual average dust deposition rate. Therefore, an elevated monthly level should not be considered an exceedance.

⁷ LAeq, 15-minute noise levels exceeded the noise affected NML on most site workdays at the south-eastern monitoring location of Lot 3. Noise levels were likely contributed to by a concentration of workers associated heavy earth moving attributable to Lot 3 works and the overall AIE site work in the proximity.

⁸ It is noted that the noise monitor is located within the AIE site boundary and would not directly cause significant disturbance to residential receivers.

Photographs

Riparian Channel (WEM)

The sediment fences along the riparian channel impacted by rehabilitation of the area were being maintained (Photo 21/02/24)



Lot 5 (WEM)

Clean water diversion channels on the southern side of lot 5 were incomplete and were not protected by erosion and sediment controls. Corrective actions were raised to segregate clean and dirty waters. (Photos 21/02/23)



Lot 3 Texco

The western driveway pavement is nearing completion. Erosion and sediment controls along the driveway adjacent to the riparian channel were in place (Photos 21/02/23).



End.

