



03 June 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: March 2024 to May 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

Period: March 2024 to May 2024

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### Key construction activities Estate Works (WEM)

- Road 3 AC
- RW21
- Line marking
- TOAR (Temporary Operational Access Road) works
- Lot 2,4,5&8 trimming
- Lot 4&5 basin
- Road 3 landscaping
- Estate basin works
- Bio basin works
- Riparian planting
- Lot 7 basin swales and spillway
- Lot 4&5 basin swales
- Estate fencing

### Lot 3 building works

- Wall cladding
- Internal and external concrete pours
- inground services works
- high level services rough ins
- office fit out works

### Mamre Road Intersection

- Stormwater excavation, laying and backfill
  - Electrical conduit excavation, laying and backfill
  - Watermain excavation, laying and backfill
  - North and South Verge trimming
  - Pavement SMZ import and trim
  - Subsoil Installation and backfill
  - TCS Installation
  - FRP of Stormwater pits
  - Export of VEMN material
  - Kerb Installation
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### Upcoming construction activities Estate Works (WEM)

- Road 3 AC
  - RW21
  - Linemarking
  - TOAR (Temporary Operational Access Road) works
  - Lot 2,4,5&8 trimming
  - Lot 4&5 basin
  - Road 3 landscaping
- 



- Estate basin works
- Bio basin works

### Lot 3 building works

- High level services fit offs
- Asphalt to the carpark
- Office fit out

### Mamre Road Intersection

- Gas main Sleeve Pipe Installation
- Final stage 1 pavement trim
- Footpath Installation
- Gas main Sleeve Pipe Installation
- Lintel tie-ins
- Asphalt Installation in stage 1
- Traffic Switch to stage 2

### ER Activities (site inspections and audits)

#### Estate Works (WEM)

- 6/3/24 Site inspection with ER, Mirvac, WEM (B Bracken)
- 14/3/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 20/3/24 Site inspection with ER, Mirvac, WEM (B Bracken)
- 27/3/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 3/04/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 24/04/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 3/04/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 24/04/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 1/05/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 15/05/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 22/05/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 29/05/24 Site inspection with ER, Mirvac, WEM (B Bracken)

#### Lot 3 works

- 6/3/24 Site inspection with ER, Mirvac, WEM (B Bracken)
- 3/04/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 1/05/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 29/5/24 Site inspection with ER, Mirvac, WEM (B Bracken)

#### Mamre Road intersection

- 1/05/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 22/05/24 Site inspection with ER, Mirvac, WEM (M Pignatelli)

**Complaints  
received by  
project** Nil

**Environmental  
Incidents** Nil

<b>Environmental non-compliances</b>	Nil
<b>Changes to Project Plans/ Approvals</b>	Nil
<b>Meetings attended by ER</b>	<ul style="list-style-type: none"> <li>• Refer to site inspections</li> <li>• 15 March 2024 - Mirvac Aspect Industrial Estate - Community Consultation Meeting</li> <li>• 15 March 2024 - Mirvac Aspect Industrial Estate - Agency Consultation Meeting March 2024</li> <li>• 4 March 2024 Mamre Road Working Group Meeting</li> <li>• 12 April 2024 Extraordinary Mamre Road Working Group Meeting with ERs only</li> <li>• 15 May 2024 Mamre Road Working Group Meeting</li> </ul>
<b>Documents received by ER for review</b>	<p><b>Estate Works (WEM)</b></p> <ul style="list-style-type: none"> <li>• Draft Non-compliance report dated 22/05/24. Comments provided.</li> <li>• Dust Deposition Monitoring report (March 2024)</li> <li>• Dust Deposition Monitoring report (April 2024)</li> <li>• Dust Deposition Monitoring report (May 2024)</li> <li>• 2024 March CER Dust Monitoring report</li> <li>• 2024 April CER Dust Monitoring report</li> <li>• 2024 May CER Dust Monitoring report</li> <li>• 2024 March CER Noise Monitoring report</li> <li>• 2024 April CER Noise Monitoring report</li> <li>• 2024 May CER Noise Monitoring report</li> </ul> <p><b>Lot 3 Works (Texco)</b></p> <p>Texco Monthly Report March 2024</p> <ul style="list-style-type: none"> <li>• Noise data 12 - 18 Feb 2024</li> <li>• Noise data 19 - 25 Feb 2024</li> <li>• Noise data 26 Feb - 3 March 2024</li> <li>• Noise data 4-10 March 2024</li> <li>• Noise data 12-19 March 2024</li> </ul> <p>Texco Monthly Report April 2024</p> <ul style="list-style-type: none"> <li>• Noise data 11-17 March 2024</li> <li>• Noise data 18-24 March 2024</li> <li>• Noise data 25-31 March 2024</li> <li>• Noise data 1-7 April 2024</li> </ul> <p>Texco Monthly Report May 2024</p> <ul style="list-style-type: none"> <li>• Noise data 4-14 April 2024</li> <li>• Noise data 15-21 April 2024</li> <li>• Noise data 22-28 April 2024</li> <li>• Noise data 29 April - 5 May 2024</li> </ul>



- Noise data 6-12 May 2024

**Documents issued by ER**

**Estate Works (WEM)**

- ER inspection reports see above
- 2103.07 AIE Quarterly Report December 2023 – March 2024

**Lot 3 works (Texco)**

- ER inspection reports see above

**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	February 2024	March 2024	April 2024
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.	No attended monitoring was undertaken.	No attended monitoring was undertaken.
Vibration	N/A	N/A	N/A
Particulate matter (Real time) <sup>1</sup>	PM10 readings were elevated above 50ug/m <sup>3</sup> on: <ul style="list-style-type: none"> <li>• 3 occasions at Monitor L02</li> <li>• 7 occasions at Monitor L04</li> <li>• 2 occasions at Monitor L05</li> <li>• 9 occasions at Monitor L06</li> </ul> Exceedances attributed to atmospheric conditions (high humidity).	PM10 readings were elevated above 50ug/m <sup>3</sup> on: <ul style="list-style-type: none"> <li>• 9 occasions at Monitor L02</li> <li>• 13 occasions at Monitor L04</li> <li>• 6 occasions at Monitor L05</li> <li>• 17 occasions at Monitor L06</li> </ul> Exceedances attributed to atmospheric conditions (high humidity).	PM10 readings were elevated above 50ug/m <sup>3</sup> on: <ul style="list-style-type: none"> <li>• 10 occasions at Monitor L02</li> <li>• 4 occasions at Monitor L04</li> <li>• 11 occasions at Monitor L06</li> </ul> Exceedances attributed to atmospheric conditions (high humidity).

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



Dust deposition (monthly) <sup>2</sup>	DD levels below the monthly criteria at all locations.	DD levels below the monthly criteria at all locations except location 4.  See rolling average below for compliance	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 all locations.	DD levels did not exceed the Rolling annual average monthly criteria at all locations.	DD levels did not exceed the Rolling annual average monthly criteria at all locations.

### 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	Feb 2024/Mar 2024	Mar 2024/April 2024	April 2024/May 2024
Noise (unattended) <sup>3,4</sup>	LAeq <sub>15 mins</sub> exceedances on multiple days attributable to Lot 3 works on site or WEM works outside Lot 3 boundary.	LAeq <sub>15 mins</sub> exceedances on multiple days attributable to Lot 3 works on site or WEM works outside Lot 3 boundary.	LAeq <sub>15 mins</sub> exceedances on multiple days attributable to Lot 3 works on site or WEM works outside Lot 3 boundary.
Noise monitoring (attended)	No attended monitoring was undertaken.	No attended monitoring was undertaken.	No attended monitoring was undertaken.

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

<sup>3</sup> 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.

<sup>4</sup> It is noted that the noise monitor is located within the AIE site boundary and would not directly cause significant disturbance to residential receivers.



## ER Corrective Actions and Improvement Opportunities Register for the Reporting Period

### Estate Summary

Corrective actions and improvement opportunities raised by the ER were not always closed out in a timely manner. ER notes are provided in the Actions Taken column of the table below. ER inspections were increased to weekly to increase monitoring of the contractor WEM.

### Lot 3 Summary

Corrective actions and improvement opportunities raised by the ER were closed out in a timely manner. ER inspections were decreased to monthly due to diminishing environmental risk.

### Mamre Road intersection summary

Corrective actions and improvement opportunities raised by the ER were closed out in a timely manner. ER inspections were maintained at fortnightly.

# <sup>5</sup>	Non-compliance (NC) Corrective Action (CA) Improvement Opportunity (IO)	Action Taken	Status Verified by ER <sup>6</sup>
Estate CA 240529-01	Ensure that water discharge events from sediment basins into the riparian corridor are closely monitored, including documented hourly water quality monitoring as required.	This issue was raised on 29/05/2024 and remains ongoing.	Ongoing
Estate IO 240529-01	Prioritise the removal / disposal of the waste oil drums and oily water within the IBC bunds located at the southern end of Lot 5.	This issue was raised on 29/05/2024 and remains ongoing.	Ongoing
Estate IO 240529-02	Review general housekeeping across the site and ensure all wind-blown litter and other rubbish is removed as required.	This issue was raised on 29/05/2024 and remains ongoing.	Ongoing
Estate IO 240529-03	Remove sediment build-up from the surface of the internal access roads.	31/5/224: Photo evidence provided by WEM confirming this issue has been addressed.	Closed 31/5/24
Estate NC 240515-01	Untreated water was knowingly discharging from the low-level orifice within the discharge structure of Sediment Pond 1 between 8/5/24 and 13/5/24. The discharge did not likely meet the site's discharge criteria. The	22/5/24: WEM advised DPHI would be informed on 23/5/24.	Report to DPHI on 23/05/24

<sup>5</sup> The date of the Corrective Action (CA) or Improvement Opportunity (IO) can be deduced by the action number in reverse. ie. 240320 was recorded on 20 March 2024.

<sup>6</sup> The Closed date is the date the action was verified by the ER, not the date the action was closed by the contractor.

# <sup>5</sup>	Non-compliance (NC) Corrective Action (CA) Improvement Opportunity (IO)	Action Taken	Status Verified by ER <sup>6</sup>
	discharge was not consistent with the site's discharge permit. The discharge was avoidable.		
Estate CA 240515-01	Remove debris from within the spillway and at the inlet to the stormwater culvert downgradient of the Lot 1 spillway.	Debris from the inlet of the spillway had been cleared.	Closed 2/5/24
Estate CA 240515-02	Repair the sediment fence at the start of the riparian channel.	22/5/24: At completion of the works above, the sediment fence at the start of the riparian channel will require reinstatement.  29/5/24: Sediment fence has been rectified.	Closed 29/5/24
Estate CA 240515-03	Remove silt build-up at the culvert outlet at the start of the riparian channel and from the rock armour within the channel.	29/5/24: Works were progressing on the removal of silt build-up at the culvert outlet at the start of the riparian channel and from the rock armour within the channel. Work had not been completed at the time of the inspection. These works are to be prioritised to prevent potential offsite impacts.	Open 29/5/24
Estate CA 240515-04	Repair the sediment fence blow-out and removed debris from the inlet to the stormwater culvert.	22/5/24: The sediment fence along the southern boundary adjacent to Lot 5 had been repaired however debris had not been removed from the inlet to the culvert.  29/5/24: Sediment build-up has been removed from culvert inlet.	Closed 29/5/24
Estate CA 240508-01	Seal the leaking low-level orifice within the discharge structure of Sediment Pond 1 to prevent untreated water from discharging into the riparian channel.	15/5/24: The leak had not been sealed. Refer to Non-compliance 240515-01.  22/5/24: It was observed that WEM personnel were sealing the leak.	Closed 2/5/24
Estate CA 240501-01	Complete the installation of sediment fences an application of polymer to all exposed embankment (Lots 4, 5 and 7).	Photographic evidence provided.	Closed 3/5/24





# <sup>5</sup>	Non-compliance (NC) Corrective Action (CA) Improvement Opportunity (IO)	Action Taken	Status Verified by ER <sup>6</sup>
Estate CA 240501-02	Clean-up tracking from the Sediment basin 1 construction zone onto the internal roads.	Photographic evidence provided.	Closed 3/5/24
Estate CA 240424-01	Repair the erosion on the spillway from the Lot 4 sediment pond and remove the sediment accumulated at the inlet to the pit.	Update 1/5/24: Works were almost complete. Photographic evidence provided.	Closed 3/5/24
Estate CA 240424-02	Repair the erosion on the spillway from the Lot 8 sediment pond.	Photographic evidence provided	Closed 1/5/24
Estate IO 240424-01	Clean-up tracking onto internal roads from the Sediment basin 1 construction zone.	Update 1/5/24: This was escalated to Corrective Action 240501:02.	Superseded
Estate CA 240410-01	Prioritise the draining of the Lot 8 Sediment Pond and repair the embankment to prevent catastrophic failure.	24/4/24: Severe erosion adjacent to the spillway (observed on 10/4/24) has been repaired. Corrective Action 240410-01 has been closed however, erosion was still observed within the spillway from lot 8. Corrective Action 240224-02 has been raised.	Superseded 23/4/24
Estate CA 240410-02	Develop a strategy to remove excess sediment from the riparian channel prior to the removal of the weir.	24/4/24: WEM advised that it was considering options for removal of sediment collected upgradient of the weir across riparian channel including sucker truck, however no strategy had been formalised. Corrective Action 240410-02 remains open.	Open 23/4/24
Estate IO 240410-01	Repair sediment fences at the toe of the sediment basin embankment along the western boundary.	Photographic evidence provided	Closed 23/4/24
Estate IO 240410-01	Repair sediment fences across the site including the eastern boundary.	Photographic evidence provided	Closed 23/4/24
LOT 3 CA 240501-01	Install a silt fence at the toe of the embankment prior to forecast rain. Provide photographic evidence.	Evidence provided by Texco	Closed 1/5/24
LOT 3 IO 240501-01	Remove loose debris from western driveway to prevent it from leaving the site via the driveway.	Evidence provided by Texco	Closed 1/5/24



# <sup>5</sup>	Non-compliance (NC) Corrective Action (CA) Improvement Opportunity (IO)	Action Taken	Status Verified by ER <sup>6</sup>
LOT 3 IO 240501-02	Install coir logs as checks on the southern side of the western driveway near the exit to the road.	Evidence provided by Texco	Closed 1/5/24
LOT 3 IO 240403-01	Maintain the sediment fence at the toe of the stockpile located at the eastern boundary.	Evidence provided by Texco	Closed 4/4/24
Mamre Road IO 240523-01:	Prioritise the clean-out of the northern culvert, currently being used as a sediment pond, prior to forecast rain.		Ongoing
Mamre Road IO 240523-02:	Liaise with WEM to ensure the swale drain is reopened prior to forecast rain to prevent stormwater runoff from Lot 8 entering the Robson site.	Internal controls impacted by works	Ongoing
Mamre Road CA 240508-01	Fully implement all controls specified in the ERSED plan, unless dry weather is forecast and controls can be reinstated at the end of each day.	8/5/24: Partially closed - Photographic evidence provided by Robson by COB indicated that geofabric was being reinstated. The cut-off drains at 30m intervals also need to be reinstated.  10/5/24: Photographic evidence provided by Robson by COB indicated that the cut-off drains at 30m intervals were reinstated.	Closed 10/5/24
Mamre Road CA 240508-02	Clean out settled settlement at the inlet to the main culvert to prevent it from mobilising and depositing off-site.	8/5/24: Photographic evidence provided by Robson by COB indicated that the sediment had been cleaned out. Photos provided by Robson from within the culvert indicated that the sediment did not progress off-site.	Closed 8/5/24



## Photographs

### Estate - Sediment Pond 1 discharge structure

A low-level orifice within the discharge structure of Sediment Pond 1 was identified during the inspection on 8/5/24 to be leaking.

During the site inspection on 22/05/24, it was observed that WEM personnel were sealing the leak (Photo 22/05/23).



### Estate - Sediment Pond 1

Sediment Pond 1 had been dewatered to near empty in accordance with the dewatering protocol, following recent rain events



### Estate - Riparian channel

Works were progressing on the removal of silt build-up at the culvert outlet at the start of the riparian channel and from the rock armour within the channel (Photo 22/05/23).



### Estate - Lot 8

Lot 8 sediment pond spillway protection had been reinstated (Photo 22/05/23).



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### Lot 3 - Texco

All pavements were complete except for the last pour on western boundary (Photo 1/5/24)



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### Mamre Road Intersection

A hot mix bund diverts stormwater runoff from the Mamre Road pavement towards the northern culvert.



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### Mamre Road Intersection

Pits to the live stormwater system were blanked off.



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### Mamre Road Intersection

The PESCP 7a prescribes the use of the northern culvert as the last stop sediment pond. The end of the culvert was blanked-off to retain water and allow sediment to settle.



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End.

