



03 June 2024

Ref: 2103.S2.QR05

Department of Planning Housing and Infrastructure (DPHI)

**Environmental Representative (ER) Quarterly Report**  
**Project: SSD-46516461 – Aspect Industrial Estate Stage 2**  
**Period: March 2024 – May 2024**

Condition A28(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.

Yours sincerely,

Maurice Pignatelli  
*Environmental Representative for Aspect Industrial Estate for Stage 2*  
*OptimE Pty Ltd*



**Environmental Representative (ER) Quarterly Report**  
**Project: SSD-46516461 – Aspect Industrial Estate Stage 2**  
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<b>Key construction activities</b>	<ul style="list-style-type: none"> <li>• Finalise stormwater installation works along north, south and eastern elevation.</li> <li>• Completion of internal concrete pours</li> <li>• External concrete pours</li> <li>• Pour ground floor slab to main office</li> <li>• Awning erection</li> <li>• Continue cladding warehouse and laying of warehouse roof.</li> <li>• Installation of roof to awnings.</li> <li>• Carpark preparation</li> <li>• Fit out to dock office 1 and 2.</li> <li>• Cladding works to office</li> <li>• Window installation to office</li> <li>• Hydraulic high level and rough in</li> <li>• Workshop steel and walls</li> <li>• External pad preparation</li> <li>• Inground sewer and water.</li> <li>• Installation of water tanks at Pump Room 1</li> <li>• Installation of pumps, water and fire.</li> <li>• Sprinkler install to last quarter of warehouse.</li> <li>• Electrical fit off lights to warehouse.</li> </ul>
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<b>Upcoming construction activities</b>	<ul style="list-style-type: none"> <li>• Completion of external concrete pours</li> <li>• Landscaping</li> <li>• Completion of fit-out</li> <li>• Practical completion</li> <li>• Testing and commissioning</li> </ul>
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<b>ER Activities (site inspections and audits)</b>	<ul style="list-style-type: none"> <li>• 20/3/24 Site inspection with ER, Mirvac, Qanstruct (B Bracken)</li> <li>• 03/04/24 Site inspection with ER, Mirvac, Qanstruct (M Pignatelli)</li> <li>• 01/5/24 Site inspection with ER, Mirvac, Qanstruct (M Pignatelli)</li> <li>• 15/5/24 Site inspection with ER, Mirvac, Qanstruct (M Pignatelli)</li> <li>• 29/5/24 Site inspection with ER, Mirvac, Qanstruct (B Bracken)</li> </ul>
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<b>Complaints received by project</b>	<ul style="list-style-type: none"> <li>• NIL</li> </ul>
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<b>Environmental Incidents</b>	<ul style="list-style-type: none"> <li>• NIL</li> </ul>
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<b>Environmental non-compliances</b>	<ul style="list-style-type: none"> <li>• NIL</li> </ul>
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<b>Changes to Project Plans/ Approvals</b>	<ul style="list-style-type: none"> <li>NIL</li> </ul>
<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>	<ul style="list-style-type: none"> <li>Real time particulate dust data (site hive) - (1/02/2024 to 31/04/2024)</li> <li>Real time noise monitoring data (site hive) – (1/02/2024 to 31/04/2024)</li> </ul>
<b>Documents issued by ER</b>	<ul style="list-style-type: none"> <li>ER site inspection reports (see above)</li> </ul>

#### 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 monitoring data presented below lags by one month as monitoring data and analysis 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).

#### Qanstruct \_Lot 9

The Stage 2 monitoring program comprises:

- Real time noise monitoring at representative sensitive receivers
- Attended noise monitoring is required for noise intensive work, out-of-hours work or response to complaints.
- Vibration monitoring for vibration intensive works
- Real time particulate matter monitoring.

Parameter	February 2024	March 2024	April 2024
Noise (Real time)	One exceedance (>75dbA) (12/2/24) was recorded from plant working directly adjacent to the monitor*.	A single exceedance recorded on 7/3/24 resulting from hammering of star-pickets on site. A second exceedance was recorded on the 4/3/24, however based on site activities at the time, the source was deemed to be external and not related to the project.	Two exceedances (10/4/24 and 11/4/24) were recorded from plant working directly adjacent to the monitor*. A third exceedance was recorded on the 3/4/24, however there was minimal activity being undertaken on site at the time and the source of the noise could not be determined.



Noise (attended)	N/A	N/A	N/A
Vibration	N/A	N/A	N/A
Particulate matter (Real time)	Nil elevated levels attributable to construction.	Nil elevated levels attributable to construction.	Nil elevated levels attributable to construction.

\* It is noted that work during this reporting period included external concrete pours and fit out along the southern boundary and site traffic near site hive monitor. Minor spikes in noise were attributable to this concentrated work. Qanstruct determined that no exceedances would be leaving the site boundary as the alarm was 4-6dB over limits. The equipment was functioning as intended.

ER Corrective Actions and Improvement Opportunities Register for the Reporting Period			
# <sup>1</sup>	Non-conformance (NC) Corrective Action (CA) Improvement Opportunity (IO)	Action Taken	Status Verified by ER <sup>2</sup>
CA 240529-01	Ensure all concrete washout activities utilised a designated concrete wash-out point which is to be maintained appropriately. Undertake refresher training (toolbox talk) with concrete contractors to ensure they are aware of this requirement.	This issue was raised on 29/05/2024 and remains ongoing.	Open
CA-240529-02	Stabilise the batter along the western boundary of the site and re-profile the drainage swale at the foot of the embankment as required, to ensure surface water does not flow across the estate access road.	This issue was raised on 29/05/2024 and remains ongoing.	Open
IO 240529-01	Review location of the masonry saw and ensure that any run-off water is controlled appropriately to prevent off-site impacts.	This issue was raised on 29/05/2024 and remains ongoing.	Open
CA 240515-01	Stabilise the small area of the western boundary that drains towards Mamre Road.	Qanstruct undertook embankment stabilisation along the western boundary on 31/05/2024. Qanstruct advised that this issue was addressed as part of these works. Photo provided of rectification works along the western embankment.	Closed 31/5/24
CA 240501-01	Install erosion and sediment controls along the western boundary at close of business each day and provide photographic evidence to the ER.	Photo sighted.	Closed 10/5/24
IO 240501-01	Confirm in writing this traffic manoeuvre has been communicated to heavy vehicle drivers and is enforced on site.	Qanstruct confirmed heavy vehicles continue to exit the site via the Estate truck wash in wet weather. Toolbox minutes were sighted.	Closed 9/5/24
CA 240501-02	Unblock the stormwater pipe in the swale beneath Site Access Gate #2.	Qanstruct advised that the stormwater pipe in the swale beneath the western access driveways had been unblocked	Closed 15/4/24

<sup>1</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>2</sup> The Closed date is the date the action was verified by the ER, not the date the action was closed by the contractor.



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

#1	Non-conformance (NC) Corrective Action (CA) Improvement Opportunity (IO)	Action Taken	Status Verified by ER <sup>2</sup>
		however it was blocked again at the time of the inspection. Qanstruct proceeded to unblock the inlet again, during the inspection.	
CA 240501-03	Establish a swale along the northeastern corner of the site to direct stormwater runoff towards the sediment basin.	Kerb and guttering was installed along the northeastern corner of the site.	Closed 15/5/24
CA 240501-04	Prior to forecast rain, treat and dewater the settling zone of the sediment pond in accordance with the discharge criteria and dewatering protocol.	29/5/24: Qanstruct advised that request to discharge had been issued to WEM. Awaiting approval to discharge.	Open
CA 240402-01	Re-form the Northern boundary swale drain so it effectively drains stormwater runoff from the western end of the site and the eastern end of the site into the Lot 9 Sediment basin mixing chamber.	4/4/24: Qanstruct provided photographic evidence that the maintenance of the swale had commenced.	Closed 4/4/24
CA 240221-01	Upgrade the egress point to eliminate any depressions that can cause dirty water to accumulate. Review the cleaning method for the CAR adjacent to the egress point. Consider working in tandem with the WEM water cannon to dislodge heavy sediment before the street sweeper is deployed.	Works completed	Closed 14/3/24
IO 240221-01	Stabilise the embankment between the Lot 9 site and the CAR with geofabric or polymer to prevent further erosion of the embankment and further release of sediment onto the CAR towards Mamre Road.	Works completed	Closed 4/3/24
IO 2402221-02	Liaise with WEM to reconfigure concentrated flows entering the mixing chamber of the sediment basin, so they do not cause erosion. This may include distributing concentrated flows and providing embankment protection.	Works completed.	Closed 14/3/24



## Photographs

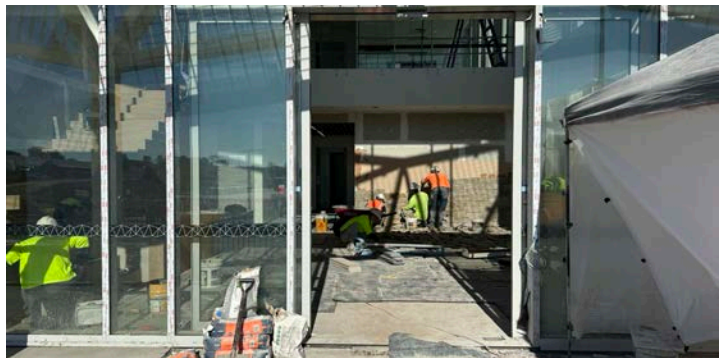
### Lot 9 – Western boundary

Completion of the north-eastern car park, including pavement and landscaping (Photo 29/5/24)



### Lot 9 – Internal

Internal office fit-out remains ongoing (Photo 29/5/24)



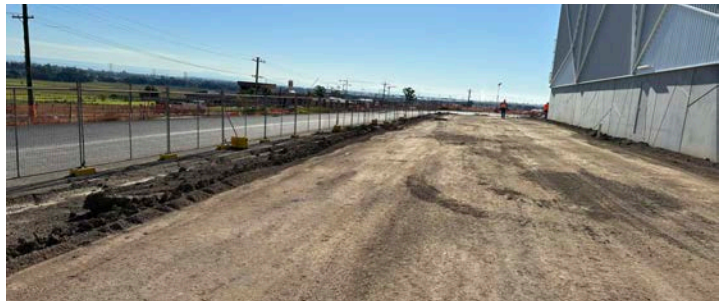
### Lot 9 - Internal

Internal fit-out of the warehouse was progressing (Photo 15/5/24)



### Lot 9 – Western boundary

Internal access road has been profiled and compacted, awaiting installation of kerb and guttering, followed by final surface (Photo 29/5/24)





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**Lot 9 – Western and northern pavements**

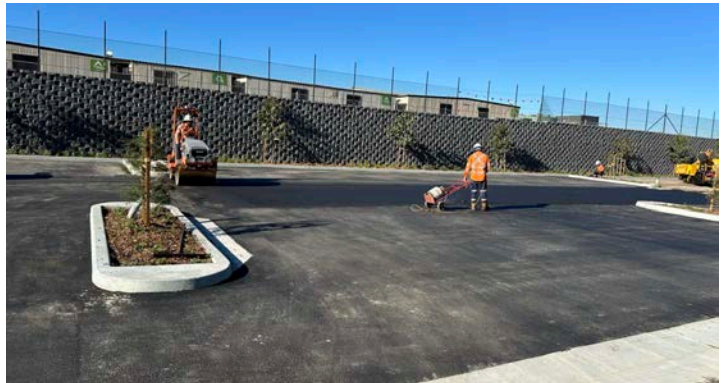
Northern and western pavements were progressing (Photos 15/5/24)



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**Lot 9 – Landscaping**

Landscaping and completion works progressing. Asphaltting and plantings within the eastern car park almost complete (Photo 29/05/24)



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End.

