



6 September 2023

Ref: 2103.S1_QR05

Department of Planning and Environment (DPE)

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

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.

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: June 2023 to August 2023

Key construction activities Estate Works (WEM)

- Placing batters in lot 8
- Install kerb and gutter along Roads 1 and 2
- Install potable watermain for the signalised intersection.
- Shaping spillway batter for SB1
- Continue installation of the Riparian Channel, including detail excavation, geofabric and scour protection
- Continue construction of RW22
- Replace lot 2 basin location according to updated design, including swales
- Continue installation of Road 4 culverts
- Install basecourse of Road 1 and Road 2
- Complete pipework for the clean water diversion line

Lot 1 building works (Richard Crookes)

June - Concrete wall panels

- Steel frame erection
- Roof mesh, Gutters, and Drainage
- Roof sheeting
- Wall cladding
- High-level services
- Office ground floor slab
- Civil works

July - Office Level 1 PT Slab

- Internal concrete pours
- Wall cladding continuing
- Secondary and roof structural steel
- Roofing
- Office rough-ins (Hydraulic and electrical)
- Civil works

August - Wall cladding (Grid 25)

- Roofing
 - Office rough-ins (framing, fire, electrical and hydraulic)
 - Dock office 1 steel erection
 - Internal pours
 - Super awning steel
 - Civil works
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Lot 3 building works

- Earthworks commenced 22/08/23 together with sediment basin set and excavation under the Estate CEMP

Upcoming construction activities

Estate Works (WEM)

- Cut to fill on Lot 4/5
- Import fill to Lot 4/5
- Lot 9 basin construction
- Service crossings along Mamre Road
- Service installation along Road 1 and Mamre Road
- Riparian planting
- Spray seal of road 1 and 2
- Sewer main/manhole construction in lot 8/CAR
- IOP works

Lot 1 Works (Richard Crookes)

- Super awning roof loading
- Office fit out
- Glazing at Office
- Lift install
- Facade screen
- Subsills
- External cladding at office

Lot 3 building works

- Completion of earthworks
- Upon CEMP approval the works will include detailed excavation, structural steel erection, precast erection, roof and wall cladding, concrete pours

ER Activities (site inspections and audits)

Estate Works (WEM)

- 05/06/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 19/06/23 Site inspection with ER, Mirvac, WEM (B Bracken)
- 03/07/23 Site inspection with ER, Mirvac, WEM (B Bracken)
- 07/07/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 17/07/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 24/07/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 31/07/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 14/08/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)
- 28/08/23 Site inspection with ER, Mirvac, WEM (M Pignatelli)

Lot 1 works

- 19/06/23 Site inspection with ER, Mirvac, RCC (B Bracken)
 - 10/07/23 Site inspection with ER, Mirvac, RCC (M Pignatelli)
 - 24/07/23 Site inspection with ER, Mirvac, RCC (M Pignatelli)
 - 08/08/23 Site inspection with ER, Mirvac, RCC (M Pignatelli)
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Lot 3 works	
	<ul style="list-style-type: none"> 17/07/23 Site inspection with ER, Mirvac, Texco (M Pignatelli) 07/08/23 Site inspection with ER, Mirvac, Texco (M Pignatelli) 23/08/23 Site inspection with ER, Mirvac, Texco (M Pignatelli)
Complaints received by project	Nil
Environmental Incidents	Nil
Environmental non-compliances	Nil
Lessons learnt/ Opportunities for Improvement	Nil
Changes to Project Plans/ Approvals	Nil
Meetings attended by ER	<ul style="list-style-type: none"> Refer to site inspections. Mirvac Aspect Industrial Estate - Community Consultation Meeting dated 17/03/2023
Documents received by ER for review	<p>AIE complaints register summary sheet (28/08/2023)</p> <p>Estate Works (WEM)</p> <ul style="list-style-type: none"> Dust Deposition Monitoring report (28/04/23 to 31/5/23) Dust Deposition Monitoring report (31/05/23 to 30/06/23) Dust Deposition Monitoring report (30/06/23 to 31/07/23) 2023 May CER Dust Monitoring report Rev 1 2023 June CER Dust Monitoring report Rev 1 2023 July CER Dust Monitoring report Rev 1 2023 May CER Noise Monitoring report Rev 1 2023 June CER Noise Monitoring report Rev 1 2023 July CER Noise Monitoring report Rev 1 WEM Corrective Action register <p>Lot 1 Works (Richard Crookes)</p> <ul style="list-style-type: none"> DPE reference SSD10448-PA-96 dated 11/07/23 Title: Aspect Industrial Estate – Out of Hours Request EMS23 0451-R5 Construction Noise Impact Statement 20230710 Aspect Estate Lot 1 OOHGCC Cover letter dated 10/07/23 EMS23 0678 Dust deposition monitoring results 05/05/23 to 05/06/23

- EMS23 0779 Dust deposition monitoring results 05/06/23 to 05/07/23
- EMS23 0877 Dust deposition monitoring results 05/07/23 to 02/08/23
- EMS23 0679 CER Dust Monitoring report 11/05/23 to 14/06/23
- EMS23 0780 CER Dust Monitoring report 15/06/23 to 12/07/23
- EMS23 0862 CER Dust Monitoring report 17/07/23 to 09/08/23
- EMS23 0680 CER Noise Monitoring report 16/05/23 to 12/06/23
- EMS23 0781 CER Noise Monitoring report 13/06/23 to 10/07/23
- EMS23 0863 CER Noise Monitoring report 11/07/23 to 14/08/23

Documents issued by ER

Estate Works (WEM)

- ER inspection reports see above
- 2103.04 AIE Quarterly Report March-May 2023

Lot 1 Works (Richard Crookes)

- ER inspection reports see above

Lot 3 works (Texco)

- ER inspection reports see above

Requests or CARs issued by ER

The following non-compliance was raised during the reporting period:

NIL

The following corrective actions were raised during the reporting period as detailed below.

Corrective actions marked with an asterisk () were the result of an improvement opportunity that was not rectified in a timely manner.*

CA230731-01 Estate works	Monitor for forecast rain and for incomplete pits, install erosion and sediment controls to prevent the ingress of sediment laden stormwater runoff.
CA230717-01* Estate works	Re-establish sediment controls as soon as practicable after they have been disturbed by site works.
CA230717-02* Estate Works	Re-establish waste management practices at this site and increase surveillance of the contractors to ensure that wastes are appropriately managed.
CA230717-03* Estate Works	Consider on-site options to empty Sediment Pond 2 and re-establish its capacity to capture runoff from a storm event.
CA230703-01* Estate Works	WEM has failed to provide a concrete wash-out facility for the retaining wall works at the southern end of the project, resulting in concrete washout onto the ground surface at numerous locations.
CA230807-01* Lot 1	Install a bund, sediment fence or coir logs (on standby) to control sediment from the northeastern corner of the site.
CA 230807-02* Lot 1	Increase the size of the concrete washout sump to contain all wash waters with no overflow.

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 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.
- Attended noise monitoring
- Vibration monitoring
- A network of dust deposition gauges has been established to monitor for nuisance dust.

Parameter	May 2023	June 2023	July 2023
Noise (Real time)	One (1) elevated level attributable to construction was recorded at the south-western boundary (L04) ¹	Nil elevated levels attributable to construction.	Nil elevated levels attributable to construction.
Noise (attended)	No attended noise monitoring	One noise monitoring event for OOHW ² . Within predicted levels.	No attended noise monitoring
Vibration	No vibration monitoring	No vibration monitoring	No vibration monitoring
Particulate matter (Real time) ³	Nil elevated levels attributable to construction.	Nil elevated levels attributable to construction.	Nil elevated levels attributable to construction.
Dust deposition (monthly) ⁴	DD levels above the monthly criteria at location 1 ⁵	DD levels above the monthly criteria at location 4 ⁶	DD levels below the monthly criteria at all locations,

¹ Elevated levels attributable to earthworks along the south-western boundary prompting measures to minimise noise related impacts. No noise complaints were recorded.

² OOHW associated with the installation of overhead powerlines adjacent to Mamre Road.

³ Exceedances were recorded by the Site Hives and were attributable to fog and humidity and not attributable to the Project activities.

⁴ 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.

⁵ Project reports elevated levels were attributable escalated work at the boundary, adjacent to the DDG.

⁶ Project reports elevated levels were partly attributable to off-site sources as prevailing winds towards the DDG were in a westerly direction.

	Dust deposition (Rolling annual average)	DD levels below the Rolling annual average monthly criteria at all locations,	Rolling Annual Average exceeded the NSW EPA Air Quality Criterion at Location 4⁷.	DD levels below the Rolling annual average monthly criteria at all locations.
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⁷ There is a need to closely monitor on-site conditions and dust sources at this this location.



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
- Vibration monitoring
- A network of dust deposition gauges has been established to monitor for nuisance dust.

Parameter	May 2023	June 2023	July 2023
Noise (unattended) ^{8,9}	NML exceeded on most days. Noise sources not wholly attributable to construction at Lot 1.	NML exceeded on most days. Noise sources not wholly attributable to construction at Lot 1.	NML exceeded on most days. Noise sources not wholly attributable to construction at Lot 1.
Particulate dust monitoring	Nil elevated levels attributable to construction at Lot 1	Nil elevated levels attributable to construction at Lot 1	Nil elevated levels attributable to construction at Lot 1
Dust deposition ¹⁰	Nil elevated levels	Nil elevated levels	Nil elevated levels

Lot 1 Works (Texco)

- Construction work under the Texco CEMP has not commenced. Earthworks were progressing on site under the WEM CEMP and sub-plans only.
 - No monitoring was scheduled to commence.
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⁸ 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 with the southern end of warehouse 1, heavy earth moving attributable to the overall AIE site and Mamre Road traffic.

⁹ 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.

¹⁰ 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.

Photographs

WEM – Western boundary

Riparian channel alignment has been completed with rock armour, geofabric and sediment fence along its perimeter.

(Photos 28/8/23)



WEM - Eastern underground stormwater system

The eastern stormwater by-pass channel has been decommissioned and replaced with the Eastern underground stormwater system.

Erosion and sediment controls were installed around the incomplete stormwater pits associated with the underground stormwater system along the eastern boundary.

(Photos 28/8/23)



WEM - Sediment Pond 2

Sediment Pond 2 had been dewatered and de-silted.

(Photos 28/8/23)



RCC – Eastern boundary

Works on the superstructure and concrete paving were progressing reducing exposed surfaces.

Water contained within the stormwater system and GPT will be pumped into the sediment pond for treatment, prior to discharge.

(Photo 08/08/23).



Texco - Lot 3

Earthworks were progressing on site under the WEM CEMP and sub-plans only.

(Photo 23/08/23).



End.