

Mr Gil Bloxham  
Compliance Officer – Government Projects  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

1 April 2026  
Ref:240701-ER\_DPHI-March 2026

Dear Gil

**RE: Frasers Property - 141-251 Aldington Road, Kemps Creek NSW 2178 SSD-17552047 – ER Monthly Report for March 2026**

Healthy Buildings International (HBI) submits this report to the Secretary in accordance with:

- Condition A41 (I) of the Frasers Property - 141-251 Aldington Road, Kemps Creek NSW 2178 SSD-17552047 Approval (3 June 2025)

The attached summary details the key activities undertaken by Environmental Representatives for Frasers Property - 141-251 Aldington Road, Kemps Creek NSW for March 2026..

Yours sincerely



Alex Gale  
Environmental Representative

Cc:  
Frasers Property: Ahmad Ghalayini  
DPHI: Major Projects Portal



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**1. Frasers Property - 141-251 Aldington Road, Kemps Creek NSW**

Contract Package	Environmental Representative/s
141-251 Aldington Road, Kemps Creek NSW	Alex Gale (AG)
EPL: None	
<b>Key Construction Activities During the Period</b>	
<ul style="list-style-type: none"> <li>• Earthworks in catchments 1, 2 &amp; 3</li> <li>• Flocculating and dewatering water in sediment basins</li> <li>• Sewer manholes concrete pours</li> <li>• Crushing and screening activities continuing in catchments 2 &amp; 3</li> <li>• RE wall works ongoing in catchment 1</li> </ul>	
<b>Key Construction Activities Look Ahead</b>	
<p>The project will continue to undertake earthworks however given the grades and areas available the scrapers will not be used, rather dozers, excavators &amp; moxies will undertake earthworks. Cut to fill operations will continue in catchments 1, 2, 3 and 5. Crushing and screening will continue to facilitate material reuse within the site. Sediment basins will be coordinated so water from one basin will flow into the next sediment basin downstream, ultimately increasing the overall water storage capacity.</p> <p>Water reuse on the project will continue via the central filling point</p> <p>Previously buried waste will have excess dirt removed and then be disposed of as per the waste guidelines.</p>	
<b>ER Inspections</b>	
<p>There were two (2) ER inspections of the project undertaken on 12/03/26 and 26/03/26 by the ER (AG).</p> <p>Key points/issues raised during the inspections were as follows:</p> <ul style="list-style-type: none"> <li>▪ Inspection 12/03/26: <ul style="list-style-type: none"> <li>• The ERSED controls were cleaned out or reinstated following the rain event and are effective</li> <li>• Minor scours in areas of concentrated water flow needed to be rectified before the scour became more significant</li> <li>• The project has maintained its sediment basin capacity while reconfiguring the existing water storage requirements.</li> <li>• A minor amount of dust was observed during scraper activities; however, visible dust did not leave the site boundary, and five watercarts were observed being used.</li> </ul> </li> <li>▪ Inspection 26/03/26: <ul style="list-style-type: none"> <li>• The project has received substantial rainfall since the last ER inspection.</li> <li>• None of the sediment basins over topped and the retained water was treated to discharge standards.</li> <li>• The project changed earthworks equipment and observed dust levels were minimal during the inspection. The ER noted that this was good practice and reminded the contractor to be diligent regarding dust.</li> <li>• Issues detected during the inspection include: <ul style="list-style-type: none"> <li>• During the inspection ERSED controls were in the process of being reinstated or cleaned out following the rain event</li> </ul> </li> </ul> </li> </ul>	



Photos	
	
<p><b>Eastern boundary:</b> Water pooled in an onsite depression where it is behaving like a sediment basin</p>	<p><b>Northern boundary:</b> The crushing equipment has utilised water sprays to minimise dust</p>
	
<p><b>Basin F:</b> The spill way on basin F is effective, ER reminded project to monitor levels of built-up silt</p>	<p><b>Basin H:</b> The mulch controls downstream of basin H have been effective in retaining sediment on site</p>
	
<p><b>Catchment 5:</b> Old tyres are stored on site and will be cleaned prior to being sent off site for disposal</p>	<p><b>Catchment 5:</b> Minor levels of dust were observed from the scrapers. It is noted that the dust did not leave the project boundary.</p>



**Entry / exit:** The wheel wash was in use for all heavy vehicles.

**Basin A:** ERSED controls were effective, ER reminded contractor that when the capacity is reduced by 70% it is to be cleaned out

**Endorsed Document/s**

The following documents were endorsed/approved by the ER:

- None

The following documents were provided for information or reviewed with comments provided to Frasers Property:

- Edge Estate - Warehouse & Distribution Centre, 155-251 Aldington Road, Kemp's Creek NSW 2178 - Progressive Erosion & Sediment Control Plan 19/03/26 (rev 4)

**Complaints / Incidents / Non-compliance**

No non-compliances were reported to the ER during the period.

No incidents were reported to the ER during the period.

No complaints were reported to the ER during the period.

**Audits (specific to packages reported in this report)**

- None

**Looking Forward – Core Focus Areas**

Rain events continued to occur during the warmer months, the project has proved that the controls installed are adequate to deal with these events. While the cooler months decrease the chances of large one-off storms, it is still a possibility, and the ER will ensure that all ERSED controls are installed properly and have the required capacity.

Dust continues to be well controlled on the site with water sprays, water carts and substitution of equipment seeing dust levels below thresholds.

The ER has noted that the project is proactive in detecting issues prior to the ER inspection. Using the system in this manner is crucial to lowering the environmental risk of a site and the ER will ensure that this continues

The issues with higher risk and as such will continue to be monitored by the ER include:

- Dust control and effective mitigation measures.
- Discharge of sediment basins and reuse of water.



- Reuse of site water
- Crushing and screening of site won material.
- Segregation and disposal of site found waste materials (concrete and tyres)
- Routine inspections



## **2. Statement of Limitations**

Healthy Buildings International (HBI) has prepared this report in accordance with the requirements of Condition A41 (I) of the Frasers Property - 141-251 Aldington Road, Kemps Creek NSW 2178 SSD-17552047 Approval (3 June 2025). The report is for the sole purposes of the Department of Planning, Housing and Infrastructure (DPHI) and Frasers Property. It has been prepared based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this Report. This report did not assess any aspects relating to safety.

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