Pacific Geotech
Consulting Geotechnical Engineers

DUST MANAGEMENT PLAN: VERSION 1

Proposed High Rise Development

19-21 Anne Avenue

Broadbeach

Maryanne Developments Pty Ltd

November 2025

PG-13778

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Consulting Geotechnical Engineers

Ref: PG-13778, 2025-11-27, DUST MP VER 1
Author: Peter Elkington

28th November, 2025

Maryanne Developments Pty Ltd
Email: leo@bassargroup.com
CC: kyle.patience@hutchinsonbuilders.com.au

ATTN: LEO SARRIS

Dear Sir,

DUST MANAGEMENT PLAN – PROPOSED HIGH RISE DEVELOPMENT
19-21 ANNE AVENUE, BROADBEACH

Enclosed is a copy of our revised report for the above project dated November 2025. An electronic copy of the report has been issued.

Should you have any queries regarding this report, please do not hesitate to contact Peter Elkington at this office.

Yours faithfully,



P. ELKINGTON (RPEQ 7226)

For and on behalf of
PACIFIC GEOTECH PTY LTD

TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 RELEVANT LEGISLATION AND STANDARDS 1

3.0 PROPOSED DEVELOPMENT 1

4.0 SITE DESCRIPTION 3

5.0 RISK ASSESSMENT OF ENVIRONMENTAL ASPECTS AND IMPACTS 3

6.0 RESPONSIBILITIES & AUTHORITIES 4

7.0 INDUCTION & TRAINING PLAN 4

8.0 SUPPLIERS & SUBCONTRACTORS 5

9.0 COMMUNICATION 5

9.1 On-site communications 5

9.2 Community liaison – project point of contact 5

10.0 RECORD MANAGEMENT 5

10.1 Incident Register 6

10.2 Complaints and inquires register 6

10.3 Maintenance of records 6

11.0 MANAGEMENT MEASURES 6

11.1 Dust and particulate control procedure 6

11.2 Monitoring 6

11.3 Mitigation Measures 6

11.4 Trigger, Action and Response Plan 7

12.0 INCIDENT PREPAREDNESS, RESPONSE AND REPORTING 8

12.1 Emergency preparedness and response 8

12.2 Management and reporting of incidents & complaints 9

12.3 Reporting incidents to regularoty authorities 9

13.0 MONITORING AND REVIEW OF ENVIRONMENTAL PERFORMANCE 10

13.1 Routine Monitoring 10

13.2 Quantitative Monitoring 10

13.3 Corrective Action 10

14.0 LIMITATIONS 11

1.0 INTRODUCTION

This Dust Management Plan describes the management strategies to minimise adverse impacts associated with dust and other airborne particulates which may be generated during construction of the development at the above site.

The objective of the Dust Management Plan is to ensure the works are undertaken in a way that minimises the impact of dust and other airborne particles and complies with statutory legislation and approvals.

2.0 RELEVANT LEGISLATION AND STANDARDS

Key State legislation relevant to the works is:

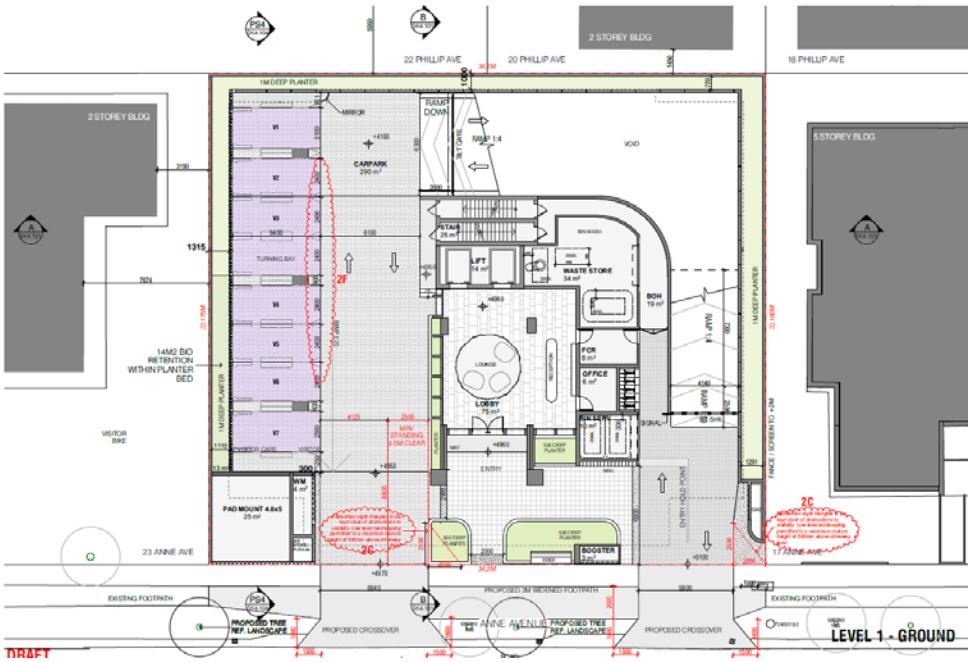
- Environmental Protection Act 1994
- Environmental Protection Regulation 2008
- Environmental Protection (Air) Policy 2008
- AS/NZS 3580.10.1:2003 Methods for sampling and analysis of ambient air Method 10.1: Determination of particulate matter-Deposited matter-Gravimetric method

3.0 PROPOSED DEVELOPMENT

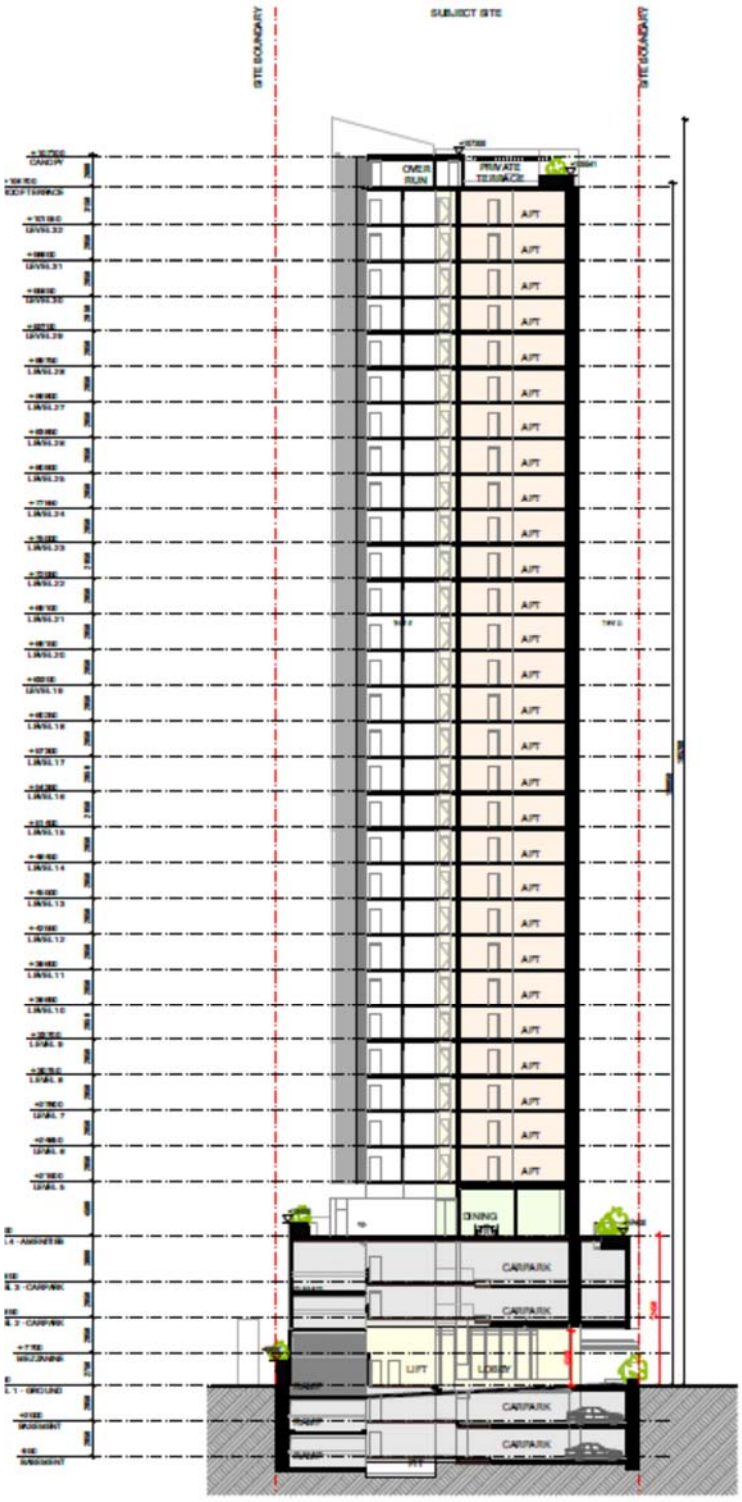
It is understood that the proposed development is to comprise the construction of a 32 storey tower over a double level basement. Earthworks are envisaged to consist of cuts of up to 7m for the basement.

The proposed development is indicated below.

PROPOSED LAYOUT



PROPOSED DEVELOPMENT



4.0 SITE DESCRIPTION

The site of the proposed development is located at 19-21 Anne Avenue, Broadbeach. The site is bounded by Anne Avenue to the south and existing residential buildings to the east, west and north.

At the time of the investigation, the site was occupied by an existing double storey horse shoe apartment building above a single level partial basement.

Vegetation typically comprised grassed areas and some small to medium sized shrubs surrounding the building.

The site was relatively level with a slight fall towards the road. Drainage was considered to be fair to poor.

Refer following aerial image for site location.

AERIAL IMAGE



5.0 RISK ASSESSMENT OF ENVIRONMENTAL ASPECTS AND IMPACTS

The proposed earthworks may generate dust and particulate as part of the works.

Providing plant machinery are in good condition, meet current industry standards for exhaust emissions, and well maintained, the risk of adverse impacts due to exhaust particulates are low. Therefore, potential dust issues associated with the works are considered to be most significant risk.

Works which have the potential to cause dust and particulate impacts include:

- Demolition of existing structures

- Exposure of unstable soils during light, moderate, and strong or greater wind conditions
- Site vehicle movements
- Bulk earthworks/excavations
- External truck movements – importation and exportation of fill material
- Rehabilitation/landscaping – stockpiling/topsoils
- General emissions – diesel generators, vehicles

The risk of dust related impacts can vary significantly with:

- Soil moisture
- Weather conditions (i.e. increased risk during times of dry and windy weather)
- The type and intensity of construction activity
- Cumulative effects of multiple on-site sources which in themselves would not necessarily result in significant impacts.

The Bureau of Meteorology (BOM) weather stations nearest to the site indicate the area typically experiences light to moderate winds, generally in southeast or north east direction, on average.

6.0 RESPONSIBILITIES & AUTHORITIES

Responsibilities for management of the construction works are outlined below.

Position	Responsibilities & Authorities
Project Manager	Primary person responsible for implementation of the Dust Management Plan Allocation of resources Corrective and preventative action Emergency preparedness and response Establishment of project systems relating to dust management Environmental record management and reporting
Works Supervisor (Emergency Response Coordinator)	Primary site person responsible for implementation of the Dust Management Plan Allocation of approved resources Environmental awareness induction of site personnel Establishment of control measures Day-to-day inspection of environmental controls, hazard I.D. and assessment, sub-contractor and surveillance Reporting of dust hazard assessments to project management Emergency preparedness and response Corrective and preventative action Environmental record management and incident reporting
Geotechnical Consultant	Preparation of the Dust Management Plan Quantitative environmental monitoring, sampling and analysis and associated reporting (as required) Technical advice regarding dust management.

7.0 INDUCTION & TRAINING PLAN

All on-site personnel shall be made aware of the requirement of the Dust Management Plan, and the relevant control measures to be implemented during construction works.

For site personnel this will typically involve completion of the general site environmental site induction, including presentation of relevant information from the Dust Management Plan.

8.0 SUPPLIERS & SUBCONTRACTORS

Sub-contractors shall be suitably qualified, experienced and suitably inducted to undertake the works.

9.0 COMMUNICATION

9.1 On-site communications

Project management and toolbox meeting agendas shall involve dust management discussions to ensure resolution of dust related issues is achieved in an efficient manner.

Position	Timing	Attendees
Pre-start	Prior to commencement	Principal, Project Superintendent, Principal Contractor, major sub-contractor representatives
Daily pre-start meetings	Daily	All site personnel
Toolbox Meeting (Hazard I.D. and risk assessment)	As required	All site personnel, and project representatives as required

9.2 Community liaison – project point of contact

Signage clearly displaying contact details for the Site Management, or other person nominated to manage community liaison/complaints shall be erected at all site entrances.

The nominated person shall be directly contactable during construction hours. Outside these hours a message service shall be maintained, and routinely checked (minimum twice daily). Notification of potential dust issues shall be investigated immediately. All contacts made by the public shall be responded to immediately following the investigation during construction hours or as soon as practicable when outside these hours.

10.0 RECORD MANAGEMENT

Records to be maintained shall include but not be limited to:

- Induction/sign-on register
- Incidents, non-conformances and complaints
- Inspection reports, checklists, diary entries
- Monitoring results
- Meeting minutes
- Any other record identified in the Dust Monitoring Program

10.1 Incident Register

A register of incidents (other than trivial matters) shall be kept at the site, and is to record:

- Time, date and details of the incident
- How the incident occurred
- Response and investigation into the incident
- Action taken to remedy the incident

10.2 Complaints and inquires register

A register of complaints and inquires (other than trivial matters) shall be maintained. The complaints register is to include:

- Time, date and nature of the complaint
- How the complaint was made
- Details of the complainant
- Response and investigation into the complaints and action taken
- Details of the person who investigated the complaint.

10.3 Maintenance of records

Records must be stored on-site.

11.0 MANAGEMENT MEASURES

11.1 Dust and particulate control procedure

The control procedure in the following mitigation measures to minimise, and where possible, prevent adverse dust and particulate related impacts associated with construction works.

11.2 Monitoring

Details of inspection and monitoring to be undertaken as part of the Dust Management Plan are as follows:

11.3 Mitigation Measures

Mitigation measures have been developed to minimise potential impacts associated to air quality and dust emissions. The mitigation measures, timing and responsibilities are provided below.

Mitigation Measures	Timing	Responsibility
Site Induction		
Site induction will include the following components for air and dust management: • Description of dust risks across the project (stockpile and earthworks)	Site Induction	Work Supervisor (or Representative)
Water Cart/Water Spraying		
Water carts or appropriate hoses will operate across the Project during construction and operation	Construction & Operation	Project Manager
Water trucks or hoses will spray site during excavation where deemed necessary.		
Dust General		
Excavation base will be kept moist (dust emission insignificant)	Construction & Operation	Project Manager
Stockpiles of soils across the Project will be managed to reduce dust emission including spraying with water or covering. Use of suitable polymer sprays etc over stockpiles will be adopted if spray is not able to manage excessive dust generation		
Air Pollutants General and Transport/Deliveries		
All construction and maintenance equipment/vehicles to be operated and maintained to manufacturers specifications in order to minimise exhaust emissions All equipment and vehicles are to be switched off when not in use	Construction & Operation	Project Manager
Monitoring and Inspections		
Regular visual dust inspections of work areas to determine if additional dust suppression measures are required	As required	Project Supervisors
Depositional dust gauges collection, replacement and laboratory assessment (NATA accredited) in accordance with Section 2.4, if dust is disturbed during excavation	Monthly	Geotechnical Consultant
Monthly assessment of dust mitigation measures and laboratory data.	Monthly	Geotechnical Consultant

11.4 Trigger, Action and Response Plan

The Trigger, Action and Response Plan (TARP) provides an outline of remedial actions and responses to the situation. The TARP is outlined below.

Responsibility	Situation		
	Standard	**Level 1**	**Level 2**
	Activities and associated dust emissions are contained within Project area.	Trigger: Dust complaint received but not validated.	Trigger: Dust complaint received and confirmed as valid.
Site Personnel	Comply with site inductions and mitigation measures		
Project Management and Geotechnical Consultant	• Regular visual inspections across project to determine if additional measures are required. • Monthly inspection and reporting of all dust control measures.	• Undertake an investigation of the complaint including an assessment of operations, weather conditions and visual observation of impact. • Record as the Complaints Form	• Undertake an investigation of the complaint including an assessment of operation, weather conditions and visual observation of impact. • Review efficiency of dust mitigation measures and detail additional mitigation measures and associated monitoring at sensitive receptors

			(including complainant location where appropriate).
Project Manager and Works Supervisor	• Review reports and determine if additional measures are to be implemented.	• Provide feedback to complainant	• Review and implement additional dust mitigation measures provided by the HSEC Manager. • Provide feedback to complainant.
	Activities and associated dust emissions are contained within Project area.	Trigger: Monthly Dust Deposition Gauge (DDG) exceeds 4g/m²/month OR one or more incremental monthly values (DDG) vale less background – the minimum of the monthly DDG) exceeds 2g/m²/month.	Trigger: Dust Deposition Gauge (DDG) exceeds 4g/m²/month OR one or more incremental monthly values (DDG) vale less background – the minimum of the monthly DDG) exceeds 2g/m²/month.
Environmental Officer	• Regular visual inspections across Project to determine if additional measures are required.	• Undertake an investigation of the exceedance including an assessment of operations and prevailing weather conditions	• Undertake an investigation of the exceedance including an assessment of operations and prevailing weather conditions. • Review efficiency of dust mitigation measures and detail additional mitigation measures to be considered.
Works Manager		• Review summary report of emissions failure and potential mitigation measures. • Determine in consultation with the subcontractor and HSEC Manager what remedial works will be undertaken.	

12.0 INCIDENT PREPAREDNESS, RESPONSE AND REPORTING

12.1 Emergency preparedness and response

All necessary action should be taken to minimise the sized and any adverse effects of an incident. Where adequate resources are not available on site to control the incident, and the situation threatens public health or property damage, the incident shall be considered an emergency.

The key actions to managing emergencies are:

CONTAIN	Immediately attempt to eliminate / mitigate the source of dust.
NOTIFY	Notify the Project Manager to co-ordinate an appropriate response and seek advice as required.
CONTROL	Use available resources (e.g. watering equipment) under the direction of the Works Supervisor to mitigate any further impacts.
RECTIFY	Assist persons that have been affected by the incident including remediation of affected property under the Project Managers direction.

12.2 Management and reporting of incidents & complaints

All employees and sub-contractors are responsible for immediately notifying their direct supervisor of a dust or particulate related incident or complaint (other than trivial matters), who will in turn notify the Project Manager. The Project Manager shall notify the Principal immediately, and provide written notification within 12 hours.

The Project Manager, in consultation with the Principal, and the complainant (where relevant), shall determine and implement appropriate corrective action within a timely manner appropriate to the nature (severity/risk) of the incident.

Documented records of all incidents and complaints, including incident type, location, complainant contact details, and corrective action and close out, shall be maintained in accordance with Section 8.

An investigation of the root cause and subsequent impacts of significant incidents including genuine complains shall be initiated by the Project Manager. This shall involve a review of the control measures and resolution process which will be modified if found to be deficient. Details of the investigation shall be recorded.

12.3 Reporting incidents to regularoty authorities

The Principal shall determine whether an incident constitutes 'material' or 'serious' environmental harm, and make this decision known to the Project Manager. Notification to the GCCC 'serious' environmental harm is required within 24 hours.

Any incident which has caused, or may cause environmental harm shall be documented in a written report including the following information, and provided to the Principal by the Project Manager within 5 business days:

- The nature and circumstance in which the event happened
- The name and telephone number of a designated contact person
- Quantity and substance released
- Persons / contractors involved
- The location and time of the release
- The suspected cause of the issue
- A description of the effects of the issue
- The results of any monitoring performed in relation to the issue

- Actions taken to mitigate any environmental harm caused by the issue
- Proposed actions to prevent a recurrence of the issue.

13.0 MONITORING AND REVIEW OF ENVIRONMENTAL PERFORMANCE

13.1 Routine Monitoring

Monitoring of compliance and general performance against the Dust Management Plan will be achieved through a program of inspection, testing and measuring.

Records of routine inspections shall be reviewed immediately by the Project Manager. The results of any quantitative monitoring undertaken shall be reviewed by Pacific Geotech. Negative findings and/or non-compliance with relevant performance criteria shall be cause for corrective/preventive action.

The Dust Management Plan shall be revised on an as required basis guided by the environmental monitoring processes (i.e. inspection, testing, audits) to ensure the Dust Management Plan adequately covers all environmental aspects of the construction.

13.2 Quantitative Monitoring

Quantitative monitoring shall be undertaken where:

- Required to validate or address a complaint
- Required to evaluate the effectiveness of control measures or appropriate corrective actions (e.g. in response to repeated negative findings identified during routine inspection, or incidents/complaints)

An appropriate sampling and analysis program shall be developed and implemented by a suitably qualified person. The locations, parameters, methods, sampling frequency, and analysis shall be based on the nature of the issue and timing requirements for the collection of monitoring data. Generally this shall involve monitoring at sensitive receptors using dust deposition gauges and/or high volumes sampler.

Monitoring results shall be assessed by Pacific Geotech against air quality objectives prescribed in Schedule 1 of the Environmental Protection (Air) Policy 2008.

13.3 Corrective Action

Failure to meet the objectives of the Dust Management Plan shall trigger an investigation of the cause and review of current control measures. Where control measures are deemed to be adequate, yet not properly implemented, this shall trigger additional resources and/or training of site personnel to improve implementation of controls. In the event that current control measures are found to inadequate, modified or additional controls shall be developed on a case by case basis. The above actions shall be documented as completed or outstanding.

14.0 LIMITATIONS

We have prepared this report for the Proposed High Rise Development at 19-21 Anne Avenue, Broadbeach. The report is provided for the exclusive use of Maryanne Developments Pty Ltd, for this project only and for the purposes outlined in the report. It should not be used by, or relied upon, for other projects on the same or different sites or by a third party. In preparing this report, we have relied upon information provided by the client or their agents.

The results are indicative of the subsurface conditions on site only at the specific testing locations. Subsurface conditions can change between test locations and the design and construction should take the spacing of the testing and testing methods adopted and the potential for variation between the test locations.

This is not to reduce the level of responsibility accepted by Pacific Geotech, but rather to ensure that the parties who may rely on the information contained in this report are aware of the responsibilities they assume in doing so.



P. ELKINGTON (RPEQ 7226)

For and on behalf of
PACIFIC GEOTECH PTY LTD