6 March 2026

ErSed Reference: 25009-ERMR-02-260307

Nick Papanicolaou
Senior Project Manager, GibbGroup
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Sydney NSW 2000

Re: SSD 30871587 – Warehouse and Distribution Centre at 805 Mamre Road
Environmental Representative Monthly Report (ERMR #02)

Condition of Approval A42(j) for SSD 30871587 requires that the ER:

"*prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an* ***Environmental Representative Monthly Report*** *providing the information set out in the Environmental Representative Protocol under the heading "Environmental Representative Monthly Reports." The* ***Environmental Representative Monthly Repor****t must be submitted within* ***seven calendar days*** *following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary".*

This report has been prepared in accordance with condition A42(j) of the Development Consent and covers the period from 1 February 2026 to 28 February 2026.

The following report is to be provided to the Planning Secretary in accordance with this condition.

Please contact me if you require further information.

Sincerely

Richard Peterson
Environmental Representative for SSD 3087158
Principal (ErSed Environmental Pty Ltd)

SSD 30871587 – Warehouse and Distribution Centre at 805-817 Mamre Road

Environmental Representative Monthly Report (ERMR #02)

For the period 1 February 2026 to 28 February 2026

<table>
<tr><td>1.</td><td>Construction activities carried out during the reporting period</td><td>The overall scope of works includes demolition of existing structures, bulk earthworks, subdivision of Lot 26 into eight lots, construction of public roads and an interim access to Mamre Road, site servicing and stormwater infrastructure, and the construction and operation of two warehouses with ancillary office space, car parking, landscaping and signage. Construction is being undertaken by WEM Civil.
The following works were being undertaken during the reporting period:
<u>Main construction WEM</u>
• Phase 1 – Erosion and sediment controls installation</td></tr>
<tr><td>2.</td><td>Proposed upcoming construction works (where known)</td><td>The following works are expected in the next period:
<u>Main construction WEM</u>
• Demolition works
• Site clearing
• Asset relocation
• Earthworks</td></tr>
<tr><td>3.</td><td colspan="2">ER activities undertaken during this reporting period.</td></tr>
<tr><td>3 (a)</td><td>Site inspections</td><td>During the reporting period, ER carried out the following inspections:
<table>
<tr><th>Date</th><th>Key Observations</th></tr>
<tr><td>19/02/2026</td><td>• Pre-construction establishment of site controls is underway, including heritage site exclusion zones, tree protection zones, and sediment controls.
• Construction, including demolition, has not commenced. Topsoil stripping and excavation have been limited exclusively to the footprint of the sediment controls.
• Stage 0 erosion and sediment controls are complete (exclusion zone delineation and silt fencing).
• Stage 1 sediment controls are being established (sediment basin construction and clean/dirty surface water delineation, including stockpiling of spoil).
• Additional controls were requested for stockpiled arisings during the establishment of temporary channel diversion CD2, in accordance with the approved ESP400.</td></tr>
</table>
A selection of photographs taken as part of inspections is provided, with comments, at section 15.</td></tr>
<tr><td>3 (b)</td><td>Audits undertaken</td><td>The ER did not undertake any audits during the reporting period.</td></tr>
<tr><td>4.</td><td>Audits/ Inspections by Others</td><td>A summary of the observation from CPESC monthly reports prepared is provided below.
<table>
<tr><th>Date</th><th>Key Observations</th></tr>
<tr><td>16/02/2026</td><td>An Erosion and Sediment Inspection was conducted by Strategic Environmental and Engineering Consulting (SEEC).
• An independent inspection of erosion and sediment controls (ESC) found the site generally compliant with the approved ESCP. Key controls, including the site access stabilisation, boundary bunding, swale drains, and sediment basin configuration, were well constructed and functioning as intended. No sediment tracking was observed offsite.
• Overall, ESC measures are effective, with targeted improvements required to maintain compliance and minimise sediment discharge risk. These include stabilisation of disturbed ground and reinstatement of silt fencing at the north-east waterway crossing, and enlargement of the sediment basin forebay to a minimum capacity of 400 m³ to ensure overflow is directed via the rock spillway only.</td></tr>
</table></td></tr>
</table>

		25/02/2026 — An Erosion and Sediment Inspection was conducted by Strategic Environmental and Engineering Consulting (SEEC). • It was observed that WEM had either completed or was in the process of completing the actions and recommendations identified in the previous inspection. The Phase 1 erosion and sediment controls currently in place were found to be generally consistent with the approved ESCP. • The remaining outstanding items include the diversion of stream overflows into the new temporary channel and the completion of dirty water drains along the northern boundary.
5.	Summary of Community Consultation	The CCS includes the register of consultation and communication for the Project. A summarised extract for the reporting period is provided as Attachment 1.
6.	Summary of Complaints	There were no complaints received during the reporting period. **Date** | **Details** NIL |
7.	Summary of Incidents	During the reporting period, no incidents were reported to the Planning Secretary. **Date** | **Details** NIL |
8.	Summary of Non-Compliances	During the reporting period, no non-compliances were reported to the Planning Secretary. **Date** | **Details** NIL |
9.	Evaluation of Environmental Performance	The ER's evaluation of Environmental Performance is based on: - Review of monitoring data for air quality, noise and traffic - Review of complaints and incidents - Monthly CPESC Audit report - Stakeholder feedback - ER site inspections. Further discussion of environmental performance is presented below.

NOISE

Month	Noise Levels	Comments
February 2026	• General noise levels ranging between 51dB and 62dB	• Measured noise levels are below industrial noise limits (75dB) within the site and therefore less at the nearest sensitive receiver.

Recommendations – Noise

No additional recommendations are made over and above the commitments in the Construction Noise and Vibration Management Plan. However, should any complaints be received, attended monitoring is undertaken at the complaints residence to accurately determine whether (or not) the noise management levels are complied with and whether any further management actions are required.

DUST

The real time dust monitors provide an instantaneous measure of potential air quality impacts. This method determines real-time (continuous) dust concentrations. This method enables determination of airborne dust concentrations at a point in time. Realtime monitoring results show short-term variations and are strongly influenced by weather (wind direction, humidity, rainfall) and immediate site activities. As for high volume samplers, when matched with records of wind data, this method enables determination of dust levels from a particular event or source.

The real time air quality criteria as described in the CAQMP are presented in the table below.

Pollutant	Averaging Period	Air Quality Criteria	Application
Particulate matter less than 10 micrometres in diameter (PM_{10})	Annual	25 µg/m^3	Off-site receiver
	24-hour	50 µg /m^3	Off-site receiver

		Particulate matter less than 2.5 micrometres in diameter ($PM_{2.5}$)	Annual	8 µg /m^3	Off-site receiver
			24-hour	25 µg /m^3	Off-site receiver

A summary of results for the reporting period is provided below:

Month	Details of Exceedances	Comments
February 2026	NIL	• The rolling average for particulate matter $PM_{2.5}$ was below the limit (8µg /m^3) at all monitoring locations for the reporting period.
	NIL	• The rolling average for particulate matter PM_{10} was below the limit (25µg /m^3) at all monitoring locations for the reporting period.

Recommendations - Dust

Construction works should continue to prioritize ongoing visual monitoring, weather forecasting, and adjustments to work practices during hot, dry, and windy conditions. Additional measures outlined in previous ER monthly reports should also remain in effect, including:

- Retention of vegetative ground cover and temporary stabilization/ground cover in non-active work areas.
- Provision of ground stabilisation for completed work areas as soon as reasonably practicable

10. Analysis of lesson learnt and opportunities for improvement

None identified, only minor works have been undertaken during the reporting period with minor impacts.

11. Project Changes

Changes to the project that occurred during the reporting period are listed in the table below.

Documentation	Version and Date (Author)
NIL	

12. Any meetings attended by ER

The ER has been involved in the following meetings.

Date	Details
06/02/2026	Mamre Road Working group meeting – minutes are available on request

13. Summary of documents issued by the ER

The following documents were issued by the ER.

Date	Details
NIL	

14. Closing Remarks

The overall environmental performance of the project during February 2026 was satisfactory. The site remains in the pre-construction phase, with no demolition or earthworks commenced during the reporting period. No complaints, incidents, or non-compliances were recorded, and contractors continued to implement environmental controls in accordance with project requirements.

Erosion and sediment controls are being progressively installed in accordance with the approved ESCP

The Construction Environmental Management Plan (CEMP) was approved by DPHI on 3 March 2026 and is now in effect for the project.

15.

Photo	Location and comment	Resolution/Action/Project Response
	<u>Sediment controls/ dirty water drains – 19/02/2026</u> Dirty water drains were observed with linings with the approved ESCP, however details on the sequence of joints were not as per detail and risk future failure of the lining and associated erosion of the earth below. It was agreed on site that the joints should be re-done in accordance with Bluebook SD 5-7 "Concentrated Flow" with additional pins placed in the centre of the drain to ensure proper lining with minimal maintenance requirements.	**OBSERVATION** **RISK - LOW** **WEM comments:** Fabric linings across site inspected and fixed as per correct lapping direction
	<u>Sediment Basin – 19/02/2026</u> Sediment basin establishment is nearing completion, with additional capacity incorporated to allow for site dust suppression and material conditioning. Elements of the basin design were inspected and discussed during the site visit. It was agreed that clarification would be sought from the project CPESC regarding the potential benefit of installing plastic lining beneath the geofabric in high-flow areas around the basin forebay inlet and downstream of the level spreader.	**OBSERVATION** **WEM comments:** Plastic lining has been installed on the downstream batter of the forebay inlet and at the sediment pond inlet downstream of the level spreader. Sandbags have been placed on either side of the level spreader to ensure flow is fully directed over the level spreader.
	<u>Channel Diversion # 2– 19/02/2026</u> Early excavation of the clean water drains in the NW of the site was observed. Items discussed included management of the arisings, stockpile management, rainfall preparation and procedures for when the team will need to undertake works within or closely adjacent waterways. Other themes of discussion included ecological considerations and procurement of specialist services, water quality risks, sediment control, soil stabilisation and logistics. It was agreed that additional controls would be implemented at this location including review of detail ESCP400, ahead of future higher risk riparian related works	**OBSERVATION** **RISK – MEDIUM** **WEM comments:** Stockpiled materials have been removed from the area, and current stockpiles are now surrounded by sediment fencing. Sediment fencing and an earth bund have been installed in accordance with the ESCP Phase 1 plan to provide additional protection to the natural watercourse. Access to the area via the existing crossing has been further stabilised using geofabric, sediment fencing, and ballast.

Attachment 1 – Extract of Consultation and Communication Register

Date	Responsible Rep	In/Out/ Meeting	Initial Communication Method/Tool	Contact Name/ Organisation	Nature of Complaint/Enquiry/ Communication	Summary of Issues/Details of Communication	Resolution
NIL							