



7 April 2026

ErSed Reference: 25009-ERMR-03-260407

Nick Papanicolaou
Senior Project Manager, GibbGroup
Suite 3, Level 11
1 O'Connell St
Sydney NSW 2000

**Re: SSD 30871587 – Warehouse and Distribution Centre at 805 Mamre Road
Environmental Representative Monthly Report (ERMR #03)**

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 Report** 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 March 2026 and 31 March 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

A handwritten signature in blue ink, appearing to read "R. Peterson".

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 #03)

For the period 1 March 2026 to 31 March 2026



1.	Construction activities carried out during the reporting period	<p>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.</p> <p>The following works were being undertaken during the reporting period:</p> <p><u>Main construction WEM</u></p> <ul style="list-style-type: none"> • Demolition works • Site clearing • Asset relocation • Earthworks 						
2.	Proposed upcoming construction works (where known)	<p>The following works are expected in the next period:</p> <p><u>Main construction WEM</u></p> <ul style="list-style-type: none"> • Electrical and communication installation • Portable water connection • Topsoil stripping and bulk earthworks 						
3.	ER activities undertaken during this reporting period.							
3 (a)	Site inspections	<p>During the reporting period, ER carried out the following inspections:</p> <table border="1" data-bbox="435 892 1414 1566"> <thead> <tr> <th data-bbox="435 892 602 934">Date</th> <th data-bbox="602 892 1414 934">Key Observations</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 934 602 1262">05/03/2026</td> <td data-bbox="602 934 1414 1262"> <ul style="list-style-type: none"> • Pre-construction establishment of site controls is underway, including heritage exclusion zones, tree protection zones, and sediment controls. • Construction, including demolition, has not yet commenced. Topsoil stripping and excavation have been limited to the footprint of sediment control measures. • Stage 0 erosion and sediment controls have been completed, including exclusion zone delineation and installation of silt fencing. • Stage 1 sediment controls are being established, including the sediment basin, clean/dirty water separation, and stockpiling of spoil. • A CPESC will attend site to verify sediment basin installation prior to the commencement of earthworks. </td> </tr> <tr> <td data-bbox="435 1262 602 1566">26/03/2026</td> <td data-bbox="602 1262 1414 1566"> <ul style="list-style-type: none"> • Full site walk, including perimeter controls and sediment basins, identified no substantive issues. • Demolition of the existing shed and clearing of several trees has been completed. • Topsoil stripping has not yet commenced. • Stage 1 erosion and sediment controls are complete. Stage 2 ESCP for bulk earthworks is currently being assessed prior to implementation. • DPHI approved the project CEMP documentation on 3 March 2026. • Subdivision Works Certificate for Earthworks and Civil Infrastructure was issued by Penrith City Council on 19 March 2026. </td> </tr> </tbody> </table> <p>A selection of photographs taken as part of inspections is provided, with comments, at section 15.</p>	Date	Key Observations	05/03/2026	<ul style="list-style-type: none"> • Pre-construction establishment of site controls is underway, including heritage exclusion zones, tree protection zones, and sediment controls. • Construction, including demolition, has not yet commenced. Topsoil stripping and excavation have been limited to the footprint of sediment control measures. • Stage 0 erosion and sediment controls have been completed, including exclusion zone delineation and installation of silt fencing. • Stage 1 sediment controls are being established, including the sediment basin, clean/dirty water separation, and stockpiling of spoil. • A CPESC will attend site to verify sediment basin installation prior to the commencement of earthworks. 	26/03/2026	<ul style="list-style-type: none"> • Full site walk, including perimeter controls and sediment basins, identified no substantive issues. • Demolition of the existing shed and clearing of several trees has been completed. • Topsoil stripping has not yet commenced. • Stage 1 erosion and sediment controls are complete. Stage 2 ESCP for bulk earthworks is currently being assessed prior to implementation. • DPHI approved the project CEMP documentation on 3 March 2026. • Subdivision Works Certificate for Earthworks and Civil Infrastructure was issued by Penrith City Council on 19 March 2026.
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3 (b)	Audits undertaken	The ER did not undertake any audits during the reporting period.						

4.	Audits/ Inspections by Others	<p>A summary of the observation from CPESC monthly reports prepared is provided below.</p> <table border="1" data-bbox="435 132 1414 495"> <thead> <tr> <th data-bbox="435 132 597 180">Date</th> <th data-bbox="597 132 1414 180">Key Observations</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 180 597 228">02/003/2026</td> <td data-bbox="597 180 1414 228">An Erosion and Sediment Inspection was conducted by Strategic Environmental and Engineering Consulting (SEEC).</td> </tr> <tr> <td data-bbox="435 228 597 277">17/03/2026</td> <td data-bbox="597 228 1414 277"></td> </tr> <tr> <td data-bbox="435 277 597 325">30/03/2026</td> <td data-bbox="597 277 1414 325">Following each inspection, WEM Civil received a report highlighting positive aspects of the erosion and sediment controls and providing recommendations for updates or maintenance to ensure compliance with the Erosion and Sediment Control Plan (ESCP).</td> </tr> <tr> <td colspan="2" data-bbox="435 325 1414 495">Overall, erosion and sediment controls were of a very high standard and generally consistent with the ESCP, for which WEM Civil is commended. WEM Civil staff also engaged regularly via phone and email during the month to seek clarification and advice regarding erosion and sediment controls.</td> </tr> </tbody> </table>	Date	Key Observations	02/003/2026	An Erosion and Sediment Inspection was conducted by Strategic Environmental and Engineering Consulting (SEEC).	17/03/2026		30/03/2026	Following each inspection, WEM Civil received a report highlighting positive aspects of the erosion and sediment controls and providing recommendations for updates or maintenance to ensure compliance with the Erosion and Sediment Control Plan (ESCP).	Overall, erosion and sediment controls were of a very high standard and generally consistent with the ESCP, for which WEM Civil is commended. WEM Civil staff also engaged regularly via phone and email during the month to seek clarification and advice regarding erosion and sediment controls.	
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5.	Summary of Community Consultation	<p>The CCS includes the register of consultation and communication for the Project. A summarised extract for the reporting period is provided as Attachment 1.</p>										
6.	Summary of Complaints	<p>There were no complaints received during the reporting period.</p> <table border="1" data-bbox="435 653 1414 743"> <thead> <tr> <th data-bbox="435 653 561 701">Date</th> <th data-bbox="561 653 1414 701">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 701 561 743">NIL</td> <td data-bbox="561 701 1414 743"></td> </tr> </tbody> </table>	Date	Details	NIL							
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7.	Summary of Incidents	<p>During the reporting period, no incidents were reported to the Planning Secretary.</p> <table border="1" data-bbox="435 800 1414 890"> <thead> <tr> <th data-bbox="435 800 561 848">Date</th> <th data-bbox="561 800 1414 848">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 848 561 890">NIL</td> <td data-bbox="561 848 1414 890"></td> </tr> </tbody> </table>	Date	Details	NIL							
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8.	Summary of Non- Compliances	<p>During the reporting period, no non-compliances were reported to the Planning Secretary.</p> <table border="1" data-bbox="435 940 1414 1031"> <thead> <tr> <th data-bbox="435 940 561 989">Date</th> <th data-bbox="561 940 1414 989">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 989 561 1031">NIL</td> <td data-bbox="561 989 1414 1031"></td> </tr> </tbody> </table>	Date	Details	NIL							
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9.	Evaluation of Environment al Performance	<p>The ER's evaluation of Environmental Performance is based on:</p> <ul style="list-style-type: none"> - Review of monitoring data for air quality, noise and traffic - Review of complaints and incidents - Monthly CPESC Audit report - Stakeholder feedback - ER site inspections. <p>Further discussion of environmental performance is presented below.</p> <p>NOISE</p> <table border="1" data-bbox="435 1346 1395 1570"> <thead> <tr> <th data-bbox="435 1346 597 1394">Month</th> <th data-bbox="597 1346 899 1394">Noise Levels</th> <th data-bbox="899 1346 1395 1394">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 1394 597 1570">March 2026</td> <td data-bbox="597 1394 899 1570"> <ul style="list-style-type: none"> • Average day noise levels ranging was 62dBA </td> <td data-bbox="899 1394 1395 1570"> <ul style="list-style-type: none"> • Measured noise levels are below industrial noise limits (75dB) within the site and therefore less at the nearest sensitive receiver. • No readings were observed between 13/03/2026 and 26/03/2026. </td> </tr> </tbody> </table> <p>Recommendations – Noise</p> <p>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.</p> <p>DUST</p> <p>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.</p> <p>The real time air quality criteria as described in the CAQMP are presented in the table below.</p>	Month	Noise Levels	Comments	March 2026	<ul style="list-style-type: none"> • Average day noise levels ranging was 62dBA 	<ul style="list-style-type: none"> • Measured noise levels are below industrial noise limits (75dB) within the site and therefore less at the nearest sensitive receiver. • No readings were observed between 13/03/2026 and 26/03/2026. 				
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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
March 2026	NIL	<ul style="list-style-type: none"> The rolling average for particulate matter PM_{2.5} was below the limit (8µg /m³) at all monitoring locations for the reporting period. No readings were observed between 13/03/2026 and 26/03/2026.
	NIL	<ul style="list-style-type: none"> The rolling average for particulate matter PM₁₀ was below the limit (25µg /m³) at all monitoring locations for the reporting period. No readings were observed between 13/03/2026 and 26/03/2026.





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	No substantive issues have been raised during ER site inspections and no opportunities for improvement have been identified for the reporting period.				
11.	Project Changes	<p>Changes to the project that occurred during the reporting period are listed in the table below.</p> <table border="1"> <thead> <tr> <th>Documentation</th> <th>Version and Date (Author)</th> </tr> </thead> <tbody> <tr> <td>NIL</td> <td></td> </tr> </tbody> </table>	Documentation	Version and Date (Author)	NIL	
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NIL						
12.	Any meetings attended by ER	<p>The ER has been involved in the following meetings.</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>17/03/2026</td> <td>Mamre Road Working group meeting – minutes are available on request</td> </tr> </tbody> </table>	Date	Details	17/03/2026	Mamre Road Working group meeting – minutes are available on request
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13.	Summary of documents issued by the ER	<p>The following documents were issued by the ER.</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>NIL</td> <td></td> </tr> </tbody> </table>	Date	Details	NIL	
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14.	Closing Remarks	<p>During March 2026, environmental performance at the site was satisfactory, with no complaints, reportable incidents, or non-compliances notified to the Planning Secretary. Key approvals were secured, including DPHI endorsement of the CEMP (3 March 2026) and Penrith City Council's Subdivision Works Certificate (19 March 2026).</p> <p>Noise and air quality remained within limits, with no exceedances of PM_{2.5} or PM₁₀, and noise below 75 dB. A monitoring data gap occurred between 13-26 March, likely due to wet weather.</p> <p>Stage 0 and Stage 1 erosion and sediment controls were largely complete. Inspections noted minor issues, including displaced geofabric liners, fuel stored outside a bund, forebay wall failure, and exposed rainwater pipes; these are being addressed under CPESC guidance. A coffer dam has been established for upcoming waterway works, with clean water diversion in place and ecologist support scheduled.</p> <p>Ongoing focus includes completing perimeter bunding, repairing the sediment basin forebay, finalising the flocculation dosing system, and maintaining visual dust monitoring during dry or windy conditions.</p> <p>Overall, the project is establishing a compliant environmental framework, with proactive management of ESC performance ahead of bulk earthworks.</p>				

15.

Photo	Location and comment	Resolution/Action/Project Response
	<p><u>Sediment controls/ dirty water drains – 19/02/2026</u></p> <p>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.</p>	<p>OBSERVATION</p> <p>RISK - LOW</p> <p>WEM comments: Fabric linings across site inspected and fixed as per correct lapping direction</p> <p>ER verified on 05/03/2026: STATUS- CLOSED</p>
	<p><u>Sediment Basin – 19/02/2026</u></p> <p>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.</p> <p>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.</p>	<p>OBSERVATION</p> <p>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.</p> <p>ER verified on 05/03/2026: STATUS- CLOSED</p>
	<p><u>Channel Diversion # 2 – 19/02/2026</u></p> <p>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</p>	<p>OBSERVATION</p> <p>RISK – MEDIUM</p> <p>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.</p> <p>Access to the area via the existing crossing has been further stabilised using geofabric, sediment fencing, and ballast.</p> <p>ER verified on 05/03/2026: STATUS- CLOSED</p>
	<p><u>Site compound – 05/03/2026</u></p> <p>Some small fuel containers were stored outside a bunded area. It was noted that a small bund had been ordered to prevent spillage.</p>	<p>OBSERVATION</p>

	<p><u>Dirty Water Drain – 05/03/2026</u></p> <p>The inspection was undertaken after a rain event. The geofabric liner of the dirty water drain had become displaced and requires re-pinning</p> <p>Recommendation</p> <p>Pin the geofabric material to ensure it is secure and unlikely to be displaced in a rain event.</p>	<p>OBSERVATION</p> <p>RISK – MEDIUM</p>
	<p><u>Clean Water drain – 05/03/2026</u></p> <p>Exposed material adjacent to the clean water drain presents a risk of cross contamination of the clean water. As discussed during the site inspection, regrowth of grass within the topsoil is expected to provide stabilisation.</p> <p>Recommendation</p> <p>The approach to managing this area should be discussed and agreed with the CPESC at their next inspection.</p>	<p>OBSERVATION</p> <p>RISK – MEDIUM</p>
	<p><u>Sediment Basin – 05/03/2026</u></p> <p>Sediment basin had accumulated water from the recent rain event. It was noted that the flocculation system has yet to be finalised and the CPESC would be attending site to confirm the sediment basin has been installed in accordance with the ESCP. Some of the geofabric material had become displaced and requires re-instatement.</p> <p>Recommendation.</p> <p>Reinstate the fabric and secure to ensure compliance with the ESCP. Provide a copy of the CPESC report to the ER's when complete.</p>	<p>OBSERVATION</p> <p>RISK – MEDIUM</p>
	<p><u>Site Access/Egress – 26/03/2026</u></p> <p>Stabilised site access has been maintained in a neat and tidy manner with no wheel tracking observed.</p>	<p>OBSERVATION</p>
	<p><u>Former shed demolition area & project perimeter – 26/03/2026</u></p> <p>The shed has been demolished, enabling access to the property boundary for completion of the perimeter bunding as per the approved ESCP.</p> <p>Recommendation</p> <p>Complete implementation of the PESCP ASAP.</p>	<p>OBSERVATION</p> <p>RISK – LOW</p>



Basin treatment forebay – 26/03/2026

The basin forebay wall that divides the forebay and level spreader appears to have failed in some way. We discussed future repairs which can only be made following dewatering and full assessment.

Recommendation:

Consult project CPESC re: methods of stabilising this important structure to enable the basin to function as designed with the auto-dosing unit.

Ensure water is affectively treated in accordance with approved procedures prior to discharge enabling repairs.

OBSERVATION

RISK – LOW

ASAP following Dewatering (withing 5 days after cessation of the last rainfall event)



Northern perimeter dirty water drain – 26/03/2026

Two pipes that appear to be connected to an adjacent rainwater tank has been exposed during excavation of the northern dirty water drain.

Recommendation:

Consult project CPESC re prevention of offsite water or other liquids discharging into the site. Methods such as capping should be considered and implemented ASAP

OBSERVATION

RISK – LOW



Waterway diversion works – 26/03/2026

Notable practice – A coffer dam has been established to prevent mobilisation of turbid flows during upcoming waterway works, with clean water diversion now active immediately to the north of this area (photos #2 & 3). WEM advise that ecologists are scheduled to attend site for relocation of potential aquatic / amphibious species prior to clearing.

OBSERVATION

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							