



7 May 2026

ErSed Reference: 25009-ERMR-04-260507

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 #04)**

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 April 2026 and 30 April 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)








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"> • Electrical and communication installation • Portable water connection • HES basin repair works 						
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 						
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="487 819 1445 1491"> <thead> <tr> <th data-bbox="487 819 649 861">Date</th> <th data-bbox="649 819 1445 861">Key Observations</th> </tr> </thead> <tbody> <tr> <td data-bbox="487 861 649 1218">09/04/2026</td> <td data-bbox="649 861 1445 1218"> <ul style="list-style-type: none"> • Full site walk including perimeter controls and sediment basin - no substantive issues identified. • Demolition of the existing shed has been completed & completion of perimeter bunding yet to be completed in this area. • Repairs to basin inlet being planned due to failure of forebay wall (under level spreader). • Topsoil stripping etc has not commenced • Preliminary work for utility diversion within footprint of future road widening under way. • Recommend assessing adequacy of spill response provisions based on scenarios and risk assessment. </td> </tr> <tr> <td data-bbox="487 1218 649 1491">23/04/2026</td> <td data-bbox="649 1218 1445 1491"> <ul style="list-style-type: none"> • Demolition of the existing shed has been completed & completion of perimeter bunding Has been installed • Repairs to basin inlet are substantially complete • Topsoil stripping etc has not commenced, groundcover is minimising erosion • Preliminary work for utility diversion within footprint of future road widening under way. • Dust complaints have been received in Mamre Road Precinct. Opportunity to plan for success </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	09/04/2026	<ul style="list-style-type: none"> • Full site walk including perimeter controls and sediment basin - no substantive issues identified. • Demolition of the existing shed has been completed & completion of perimeter bunding yet to be completed in this area. • Repairs to basin inlet being planned due to failure of forebay wall (under level spreader). • Topsoil stripping etc has not commenced • Preliminary work for utility diversion within footprint of future road widening under way. • Recommend assessing adequacy of spill response provisions based on scenarios and risk assessment. 	23/04/2026	<ul style="list-style-type: none"> • Demolition of the existing shed has been completed & completion of perimeter bunding Has been installed • Repairs to basin inlet are substantially complete • Topsoil stripping etc has not commenced, groundcover is minimising erosion • Preliminary work for utility diversion within footprint of future road widening under way. • Dust complaints have been received in Mamre Road Precinct. Opportunity to plan for success
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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="488 132 1448 573"> <thead> <tr> <th data-bbox="488 132 651 174">Date</th> <th data-bbox="651 132 1448 174">Key Observations</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 174 651 573">13/04/2026 29/04/2026</td> <td data-bbox="651 174 1448 573"> <p>An Erosion and Sediment Inspection was conducted by Strategic Environmental and Engineering Consulting (SEEC).</p> <p>In April 2026, two site inspections were undertaken to review erosion and sediment controls.</p> <p>Following each inspection, inspection reports were issued to WEM Civil outlining both positive observations and recommendations for any required updates or maintenance to maintain compliance with the Erosion and Sediment Control Plan (ESCP). Refer to those reports for further detail.</p> <p>Overall, a high standard of erosion and sediment controls was observed, with works generally consistent with the ESCP. WEM Civil is commended for this outcome. Ongoing engagement was also maintained throughout the month, with WEM Civil proactively seeking clarification and advice on erosion and sediment controls and basin dewatering via phone and email.</p> </td> </tr> </tbody> </table>	Date	Key Observations	13/04/2026 29/04/2026	<p>An Erosion and Sediment Inspection was conducted by Strategic Environmental and Engineering Consulting (SEEC).</p> <p>In April 2026, two site inspections were undertaken to review erosion and sediment controls.</p> <p>Following each inspection, inspection reports were issued to WEM Civil outlining both positive observations and recommendations for any required updates or maintenance to maintain compliance with the Erosion and Sediment Control Plan (ESCP). Refer to those reports for further detail.</p> <p>Overall, a high standard of erosion and sediment controls was observed, with works generally consistent with the ESCP. WEM Civil is commended for this outcome. Ongoing engagement was also maintained throughout the month, with WEM Civil proactively seeking clarification and advice on erosion and sediment controls and basin dewatering via phone and email.</p>		
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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="488 730 1448 825"> <thead> <tr> <th data-bbox="488 730 613 772">Date</th> <th data-bbox="613 730 1448 772">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 772 613 825">NIL</td> <td data-bbox="613 772 1448 825"></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="488 877 1448 972"> <thead> <tr> <th data-bbox="488 877 613 919">Date</th> <th data-bbox="613 877 1448 919">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 919 613 972">NIL</td> <td data-bbox="613 919 1448 972"></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="488 1024 1448 1119"> <thead> <tr> <th data-bbox="488 1024 613 1066">Date</th> <th data-bbox="613 1024 1448 1066">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 1066 613 1119">NIL</td> <td data-bbox="613 1066 1448 1119"></td> </tr> </tbody> </table>	Date	Details	NIL			
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9.	Evaluation of Environmental 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="488 1423 1448 1654"> <thead> <tr> <th data-bbox="488 1423 651 1465">Month</th> <th data-bbox="651 1423 951 1465">Noise Levels</th> <th data-bbox="951 1423 1448 1465">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 1465 651 1654">April 2026</td> <td data-bbox="651 1465 951 1654"> <ul style="list-style-type: none"> • Average day noise levels ranging was 61dBA </td> <td data-bbox="951 1465 1448 1654"> <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.</p>	Month	Noise Levels	Comments	April 2026	<ul style="list-style-type: none"> • Average day noise levels ranging was 61dBA 	<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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		<p>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> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Averaging Period</th> <th>Air Quality Criteria</th> <th>Application</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Particulate matter less than 10 micrometres in diameter (PM₁₀)</td> <td>Annual</td> <td>25 µg/m³</td> <td>Off-site receiver</td> </tr> <tr> <td>24-hour</td> <td>50 µg /m³</td> <td>Off-site receiver</td> </tr> <tr> <td rowspan="2">Particulate matter less than 2.5 micrometres in diameter (PM_{2.5})</td> <td>Annual</td> <td>8 µg /m³</td> <td>Off-site receiver</td> </tr> <tr> <td>24-hour</td> <td>25 µg /m³</td> <td>Off-site receiver</td> </tr> </tbody> </table> <p>A summary of results for the reporting period is provided below:</p> <table border="1"> <thead> <tr> <th>Month</th> <th>Details of Exceedances</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td rowspan="2">April 2026</td> <td> <ul style="list-style-type: none"> A minor exceedance of the rolling average for particulate matter (PM_{2.5}) was recorded at the monitoring location, with a measured value of 9 µg/m³ compared to the applicable limit of 8 µg/m³. </td> <td> <ul style="list-style-type: none"> No readings were recorded between 04/04/2026 and 30/04/2026. </td> </tr> <tr> <td> <ul style="list-style-type: none"> An exceedance of the rolling average for particulate matter (PM₁₀) was recorded at the monitoring location, with a measured value of 42 µg/m³ compared to the applicable limit of 25µg /m³. </td> <td> <ul style="list-style-type: none"> No readings were recorded between 04/04/2026 and 30/04/2026. </td> </tr> </tbody> </table> <p>Recommendations - Dust</p> <p>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:</p> <ul style="list-style-type: none"> 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 	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	Month	Details of Exceedances	Comments	April 2026	<ul style="list-style-type: none"> A minor exceedance of the rolling average for particulate matter (PM_{2.5}) was recorded at the monitoring location, with a measured value of 9 µg/m³ compared to the applicable limit of 8 µg/m³. 	<ul style="list-style-type: none"> No readings were recorded between 04/04/2026 and 30/04/2026. 	<ul style="list-style-type: none"> An exceedance of the rolling average for particulate matter (PM₁₀) was recorded at the monitoring location, with a measured value of 42 µg/m³ compared to the applicable limit of 25µg /m³. 	<ul style="list-style-type: none"> No readings were recorded between 04/04/2026 and 30/04/2026.
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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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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>NIL</td> <td></td> </tr> </tbody> </table>	Date	Details	NIL																							
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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>No noise or air quality monitoring readings were recorded for two consecutive reporting periods, with the last available data dated 13/03/2026 and 26/03/2026, and no data captured up to the current monitoring period commencing 04/04/2026.</p> <p>This represents a continuous gap in monitoring across two reporting periods, which requires investigation and implementation of appropriate corrective actions.</p> <p>Overall, the site environmental performance has been satisfactory to date. Erosion and sediment risk is being well managed with positive feedback received from the project CPESC.</p>																										

15.

Photo	Location and comment	Resolution/Action/Project Response
	<p><u>Former shed demolition area & project perimeter – 26/03/2026</u> The shed has been demolished, enabling access to the property boundary for completion of the perimeter bunding as per the approved ESCP. Recommendation Complete implementation of the PESCP ASAP.</p>	<p>ER's Observations 23/04/2026: Geofabric perimeter bund has been installed d – STATUS CLOSED</p>
	<p><u>Basin treatment forebay – 26/03/2026</u> 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.</p>	<p>ER's Observations 23/04/2026: Repairs of basin walls have progressed with earth bund installed. Geofabric liner to be installed. Basin has been dewatered – STATUS ONGOING</p>
	<p><u>Site Access/Egress – 09/04/2026</u> Stabilised site access has been maintained in a neat and tidy manner with no wheel tracking observed. Traffic signage for exiting vehicles includes “NO RIGHT TURN” and “LEFT IN LEFT OUT ONLY”.</p>	<p>OBSERVATION</p>
	<p><u>Stockpile – 23/04/2026</u> Vegetative cover on inactive parts of spoil stockpile are providing groundcover and dust suppression. Sediment controls are installed around the perimeter of the stockpile</p>	<p>OBSERVATION</p>
	<p><u>Dust Control – 23/04/2026</u> Daily pre-start notice board is in place providing opportunity to discuss daily weather and mitigations for dust suppression. Note: Some complaints recently received for other projects regarding dust.</p>	<p>OBSERVATION</p>

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							