

05 December 2025

ErSed Reference: 22004-ERMR-16-251207

Steven Avramov
Development Manager, the GPT Group
Level 51, 25 Martin Place
Sydney NSW 2000, Australia

Re: SSD 10272349 - Yiribana Logistics Estate

Environmental Representative: Monthly Report (ERMR #16)

Condition of Approval A33(l) for SSD 10272349 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 quarter for the duration of the ER’s engagement for the development, or as otherwise agreed with the Planning Secretary.*

This report constitutes the monthly report for the period from 1 November 2025 to 30 November 2025.

The report is to be provided to the Planning Secretary via the Major Projects portal.

Please contact me if you require further information.

Sincerely

A handwritten signature in blue ink, appearing to read "Carl Vincent", with a stylized flourish at the end.

Carl Vincent

Principal (ErSed Environmental Pty Ltd)
Environmental Representative for SSD 10272349

SSD 10272349 - Yiribana Logistics Estate:
Environmental Representative Monthly Report (ERM # 16)
For the period 1 November 2025 to 30 November 2025.



1.	Construction activities carried out during the reporting period	Construction activities are currently being performed by Burtons Civil Engineering Contractors (Burtons). The following works were being undertaken during the reporting period: - Detailed earth works - Stormwater works - Road pavement works - Electrical works - Retaining wall works (Piling and Keystone)							
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: - Detailed earth works - Stormwater works. - Retaining wall works (Piling and Keystone). - Road Pavement Works. - Utilities (Electrical, Potable and recycled water works)							
3.	ER activities undertaken during this reporting period.								
	Site inspections	During the reporting period, ER carried out the following inspections: <table><thead><tr><th>SSD 10272349</th><th>Key Observations</th></tr></thead><tbody><tr><td>05/11/2025</td><td> - Ongoing discussions regarding meeting scheduling, particularly in relation to progress toward the central drainage line / Riparian Zone. - Continued discussions on sediment control and mitigation measures for roadways. - Significant concern regarding the potential for the southeast catchment to be redirected toward the central drainage line / Riparian Zone. - The performance of the EW HES B was questioned, and a review by the CPESC has been requested. - Ongoing management of sediment tracking onto roadways is required. - Improvements to the inlet of the new EW basin are required. </td></tr><tr><td>21/11/2205</td><td> - Planning for the Christmas shutdown - Permanent riparian cross drainage feature has commenced installation (risk needs to be managed carefully to avoid incident) - Housekeeping requires improvement </td></tr></tbody></table> A selection of photographs taken as part of inspections is provided, with comments, at item 14.		SSD 10272349	Key Observations	05/11/2025	- Ongoing discussions regarding meeting scheduling, particularly in relation to progress toward the central drainage line / Riparian Zone. - Continued discussions on sediment control and mitigation measures for roadways. - Significant concern regarding the potential for the southeast catchment to be redirected toward the central drainage line / Riparian Zone. - The performance of the EW HES B was questioned, and a review by the CPESC has been requested. - Ongoing management of sediment tracking onto roadways is required. - Improvements to the inlet of the new EW basin are required.	21/11/2205	- Planning for the Christmas shutdown - Permanent riparian cross drainage feature has commenced installation (risk needs to be managed carefully to avoid incident) - Housekeeping requires improvement
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21/11/2205	- Planning for the Christmas shutdown - Permanent riparian cross drainage feature has commenced installation (risk needs to be managed carefully to avoid incident) - Housekeeping requires improvement								
	Audits undertaken	The following Audits were undertaken by the ER in the period. Audits by Others is detailed at Part 4. Following: <table><tr><td>NIL</td><td></td></tr></table> Please refer to Section 9 for further information.		NIL					
NIL									
	Audits/ Inspections by Others	CPESC monthly report as required by Condition A33. <table><tr><td>14/11/2025</td><td> An erosion and sediment control (ESC) inspection was conducted by OCHRE at the GPT – Yiribana Site to review the progression of works under the management of Burtons Contractors. The inspection reviewed erosion and sediment controls across Lots WH1 to WH4, access roads, and road construction activities on the 50:50 Road and East West Road. - Erosion and sediment controls, including basins and drainage swales, were generally well-maintained and operating effectively. - Riparian drainage line works and the main clean-water trunk drain are progressing, with some minor loose material noted in channels requiring removal. - Culvert installations, rock protection, and batter stabilisation (hydroseeding, polymer application, fabric protection) are in place and largely performing as intended. </td></tr></table>		14/11/2025	An erosion and sediment control (ESC) inspection was conducted by OCHRE at the GPT – Yiribana Site to review the progression of works under the management of Burtons Contractors. The inspection reviewed erosion and sediment controls across Lots WH1 to WH4, access roads, and road construction activities on the 50:50 Road and East West Road. - Erosion and sediment controls, including basins and drainage swales, were generally well-maintained and operating effectively. - Riparian drainage line works and the main clean-water trunk drain are progressing, with some minor loose material noted in channels requiring removal. - Culvert installations, rock protection, and batter stabilisation (hydroseeding, polymer application, fabric protection) are in place and largely performing as intended.				
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		- On-lot HES basins are effectively managing site runoff for the current staging, with bunds directing flows appropriately; minor sediment removal and inlet rectification are required. - Dust and water suppression measures are effective, supported by multiple active water carts and targeted haul-road management. - The site is well-organised, tidy, and clearly signposted with designated access routes.				
4.	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.				
5.	Summary of Complaints	During the reporting period, no complaints were received. <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL	
Date	Details					
NIL						
6.	Summary of Incidents	During the reporting period, no incidents were reported to the Planning Secretary. <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL	
Date	Details					
NIL						
7.	Summary of non-compliance	There were no non-compliances identified during the reporting period. <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL	
Date	Details					
NIL						
8.	Evaluation of Environmental Performance	The ER’s evaluation of Environmental Performance is based on: - Review of monitoring data for dust, 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. TRAFFIC In accordance with the CEMP (section 5.1 - Environmental Monitoring and Inspections), the principal contractor shall advise the ER and DPPI if those volumes have been exceeded: - Light Vehicle: 570 movements - Heavy Vehicle: 550 movements AM Peak: (07:00 – 08:00) PM Peak: (14:00 – 15:00) (15:00 – 16:00) Approved traffic volumes described in the CTMP are as follows: - AM Peak: 94 movements per hour (movements, in & out combined) - PM Peak: 83 movements per hour (movements, in & out combined) - Daily: 1,273 movements per day (movements, in & out combined) Note: 1 truck is equal to 1 inbound movement plus 1 outbound movement which equals to a total of 2 movements. The ER has reviewed the traffic data for the reporting period and notes that there were no exceedances of the traffic limits as described above. Vehicle movements were well below the daily limits approved in the CTMP for the peak periods. DUST Dust Sampling was conducted in accordance with the project Air Quality Management Plan (AQMP) and the requirements of AS/NZS 3580.10.1:2003 and EPA (DEC 2005a) guidelines. The dust deposition gauges method measures dust deposition rate and involves the passive deposition and capture of dust within a funnel and bottle arrangement. Data is usually collected over monthly periods and results are expressed in g/m²/month (i.e. the mass of dust deposited per m² per month). The dust criteria refer to total insoluble matter, and not total solids. This is the matter that does not dissolve in water and is determined in a laboratory. The Dust Deposition criteria as described in the AQMP are presented below.				

Pollutant	Averaging Period	Impact	Criteria
Deposited Dust Gauge (DDG)	Annual	Total	4g/m ² /month
	Annual	Incremental	2g/m ² /month

A summary of monthly dust deposition monitoring results for the last and this reporting periods are provided in the table below.

Gauge ID	Total Insoluble Matter, g/m ² /month
	October – November 2025
431_YLE WH4 (North BDY)	Bottle was broken during transportation
431_YLE WH2 (West BDY)	9.2
431_YLE WH2 (East BDY)	1.8
431_YLE Mamre road (Centre)	13.4
431_YLE Mamre road (Centre) – Revised location	1.7

A dust exceedance was recorded at 431_YLE Mamre Road (Centre). Burton advised that this monitor does not accurately represent dust from active works, and the elevated reading is likely associated with traffic along Mamre Road. An additional Dust Deposition Gauge (DDG) has been installed along the western boundary, closer to active construction areas, to improve monitoring accuracy. The results were within the dust limits.

Elevated results at 431_YLE WH2 (West BDY). Burton noted they are likely attributable to combined haul-road activities and high winds during the monitoring period.

While annual rolling averages at all dust deposition monitoring locations remained compliant with the criterion of 4 g/m²/month, except 431_YLE Mamre Road (Centre) recorded 5.8 g/m²/month.

Non-site related activities that may contribute to exceedances included operational traffic on Mamre Road and construction activities on the site directly opposite the Yirabana site on the western site of Mamre Road with the wind observed to be blowing from the west.

In relation to dust exceedance, Burton noted:

To mitigate dust, two water carts and a road sweeper are deployed across the site as required. SiteHive units are continuously monitored to identify any anomalies or trends, with weather conditions closely observed during dust-generating activities.

REAL - TIME AIR QUALITY MONITORING

Continuous real-time data monitors were installed to allow an appropriate management response / action associated with increasing risk of off-site particulate impacts. Note that an exceedance of the 1-hour PM₁₀ concentration provides opportunity for measures to be implemented to ensure that the 24-hour average concentration can be managed effectively.

The real time monitoring criteria as described in the AQMP are presented in the table below.

Pollutant	Averaging Period	Units	Criteria
Particulates (as PM ₁₀)	24 hours	µg/m ³	50
	Annual	µg/m ³	25
Particulates (as PM _{2.5})	24 hours	µg/m ³	25
	Annual	µg/m ³	8

A summary of air quality limit exceedances is provided in the table below.

Month	Monitoring Results and Exceedance Details	Comment
November 2025	The rolling averages for particulate matter PM _{2.5} was below the limit (8µg /m ³) at all monitoring locations for the reporting period.	Any increase will be monitored over the coming month, and if further increases are observed, additional dust measures may need to be implemented.
	The rolling averages for particulate matter (PM ₁₀) remained below the limit of 25 µg/m ³ at all monitoring locations. Monitoring results indicate an overall improvement in air quality.	

		Recommendations - Continue monitoring the Sitehive points to identify potential areas of instability, while closely tracking weather conditions during activities that could lead to exceedances. - Completion of soil stabilisation and rehabilitation as soon as reasonably practical NOISE <table><tr><th>Month</th><th>Noise Levels</th><th>ER Comment</th></tr><tr><td rowspan="4">November 2025</td><td> - Average value of 55 dB (LAeq) at 431_YLE WH4 (North BDY) </td><td rowspan="4"> - All recorded levels are below the 75dB – highly impacted NML - Noise levels were consistent with previous reporting periods at all locations. - The nearest sensitive receivers are located approximately 390 meters (819-831 Mamre Road) from the project site boundary. - As the distance from the noise source increases, the noise levels are attenuated. Therefore, the nearest sensitive receivers were not adversely affected by the noise associated with the construction activities. </td></tr><tr><td> - Average value of 55 dB (LAeq) 431_YLE WH2 (West BDY) </td></tr><tr><td> - Average value of 56 dB (LAeq) 431_YLE WH2 (East BDY) </td></tr><tr><td> - Average value of 61 dB (LAeq) 431_YLE Mamre road (Centre) </td></tr></table> Recommendations - Noise - Continue noise monitoring to ensure noise impacts are managed effectively.	Month	Noise Levels	ER Comment	November 2025	Average value of 55 dB (LAeq) at 431_YLE WH4 (North BDY)	- All recorded levels are below the 75dB – highly impacted NML - Noise levels were consistent with previous reporting periods at all locations. - The nearest sensitive receivers are located approximately 390 meters (819-831 Mamre Road) from the project site boundary. - As the distance from the noise source increases, the noise levels are attenuated. Therefore, the nearest sensitive receivers were not adversely affected by the noise associated with the construction activities.	Average value of 55 dB (LAeq) 431_YLE WH2 (West BDY)	Average value of 56 dB (LAeq) 431_YLE WH2 (East BDY)	Average value of 61 dB (LAeq) 431_YLE Mamre road (Centre)
Month	Noise Levels	ER Comment									
November 2025	Average value of 55 dB (LAeq) at 431_YLE WH4 (North BDY)	- All recorded levels are below the 75dB – highly impacted NML - Noise levels were consistent with previous reporting periods at all locations. - The nearest sensitive receivers are located approximately 390 meters (819-831 Mamre Road) from the project site boundary. - As the distance from the noise source increases, the noise levels are attenuated. Therefore, the nearest sensitive receivers were not adversely affected by the noise associated with the construction activities.									
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9.	Analysis of Lesson Learnt and Opportunities for improvement	- Prioritise completion of final landscaping at the southern and western boundaries to the Riparian Zone - Monitor and maintain the clean water drain traversing the site to ensure cross contamination and pollution of the riparian zone does not occur. Refresh geofabric material as required - Prioritise and progress completion of paved surfaces to prevent dust generation. - Monitor and maintain revegetated areas that have regressed due to extreme heat conditions to ensure effective ongoing stabilisation and groundcover									
10.	Any changes to the project including changes to CEMP and other Project Documentation	There have been no material changes to the project during the reporting period. <table><tr><th>Documentation</th><th>Version and Date (Author)</th></tr><tr><td>NIL</td><td></td></tr></table>	Documentation	Version and Date (Author)	NIL						
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NIL											
11.	Any meetings attended by ER	The ER has been involved in the following meetings. <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL						
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NIL											
12.	Summary of documents issued by the ER	The following documents were issued by the ER. <table><tr><th>Documentation</th><th>Version and Date (Author)</th></tr><tr><td>NIL</td><td></td></tr></table>	Documentation	Version and Date (Author)	NIL						
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NIL											
13.	Closing Remarks	Environmental performance during the reporting period remained compliant, with no complaints. Planning for the Christmas shutdown is underway. Several areas, including batters, stockpiles, and disturbed surfaces, require stabilisation to minimise erosion and dust generation. Prioritising revegetation and surface sealing will enhance site resilience and environmental protection.									

14.

Photo	Location and comment	Resolution/Action
	<u>Embankment adjacent to Mirvac Site – 01/08/2025</u> The work area adjacent to the Mirvac site appeared to have been competed and require stabilisation. Recommendation Install ground stabilisation as soon as practicable to minimise the risk of erosion in this area	OBSERVATION RISK LOW
	<u>Tracking from Gate to road – 23/07/2025</u> Excessive sediment staining and tracking is occurring to the estate roadway. Ongoing sweeping and control are required. This is comment is to be maintained as an ongoing management priority.	OBSERVATION ONGOING ER Note from 10/10/2025: This is comment is to be maintained as an ongoing management priority.
	<u>Discussion – management of HCs/Fuels – 10/10/2025</u> Fuel and HC canisters have been stored within the bucket of an excavator. Fuel and HC should be stored in accordance with the CEMP and guidelines.	OBSERVATION ONGOING ER Note from 05/11/2025: This issue was disused previously. It does not appear that the bucket presents an appropriate environmental control/containment for the hydrocarbon storage. This should be discussed with the contractor and appropriate controls provided.
	<u>Progress central channel and retaining wall works – 05/11/2025</u> Works to the central channel are still outstanding. The retaining wall works are progressing – this is limiting catchments to central channel.	OBSERVATION

		<u>Eastern batter to channel – 05/10/2025</u> The batter and surrounds report to the central channel via a fabric lined drain. This area includes the rear of the retaining wall and offsite catchments. While these catchments are not stabilised – these catchments need to be managed to the controls within the estate. It is recommended that the batter to the east is stabilised as a priority.	OBSERVATION	
		<u>Interface with clean water channel – 05/11/2025</u> Action is required this area. The water immediate to the channel should be removed by sucker truck so potential for this water to progress to the clean water drain is removed. A bund or appropriate large control should be maintained to prevent the catchments from the south reporting to this area. Issues in this area have been raised by the Alternate ER 27/09/25	Outstanding	
		<u>Drainage outlet to riparian zone – 24/10/2025</u> Environmental controls at the outlet upstream of the riparian zone were in good condition. <u>Drainage outlet to riparian zone – 24/10/2025</u> Works are progressing at the outlet. The verges to the ballast are to be completed and stabilised. Sediment controls need to be returned to the flanks for the outlet area.	OBSERVATION	
		<u>Western road to block wall – 05/11/2025</u> The new road formation is well rolled/sealed. Drainage is directed to the side of the formation to the rear of the wall and also to the northern side. Heavy flows progress to the basin at the western extent. Limited flows will pass through the retaining wall. During rainfall monitor the volume of water passing through the wall.	OBSERVATION	

		<u>East West Basin – 05/11/2025</u> Water within the inlet areas is turbid. Water within the forebay is turbid. This water should be treated or otherwise removed and the function of the basin reviewed by the CPESC.	OBSERVATION
		<u>Inlet area to East West Basin – 05/11/2025</u> Water within the inlet areas is turbid. Water within the forebay is turbid. This water should be treated or otherwise removed and the function of the basin reviewed by the CPESC.	OBSERVATION For review
		<u>Access/Gate to Mamre Road – 05/11/2025</u> Per previous observations. Water is pooling at the entrance to the development from Mamre Road. Drainage in this area should be improved to reduce extended tracking to Mamre Road following rainfall.	Previous Issues
		<u>Road and tracking – observations within Aspect Industrial Estate – 05/11/2025</u> Sediment tracking is evident over the roadways. The tracking is derived from multiple sources including; Southern development access from Access Industrial Estate • Multiple Lots within the Estate • Roundabout and surrounds including from the immediate access to Yiribana Development	OBSERVATION ONLY

		<u>Batter adjacent to MIRVAC Boundary – 21/11/2025</u> Geofabric ground cover has become displaced, leaving the batter exposed. Recommendation Reinstate the geofabric batter or apply polymer sealant as required	OBSERVATION RISK MEDIUM	
		<u>Site Access Point – 21/11/2025</u> Mud tracking was being actively managed via rumble grid at site entrance with a streetsweeper available to clean up any residual materials	OBSERVATION	
		<u>Asbestos stockpile – 21/11/2025</u> Geofabric covering of asbestos stockpile has become displaced. Recommendation Re-instate and secure the geofabric material to ensure the asbestos stockpile is completely covered.	OBSERVATION RISK LOW	
		<u>Housekeeping – 21/11/2025</u> Housekeeping needs to be improved. Instances around the site included littering and waste materials stored outside the designated waste containers. Recommendation All rubbish and litter is to be placed in the waste containers located on site. Conduct refresher toolbox training as required. All rubbish should be removed prior to Xmas shutdown	OBSERVATION RISK LOW	



Sediment Basins -21/11/2205

Sediment basins were observed to be capturing water with accumulated sediment contained within the basins.

Repair and maintenance of geofabric basin walls is needed as well as cleanout of accumulated sediment to ensure ongoing operational effectiveness

Recommendation

Repair and maintain sediment basins, remove accumulated sediment on an as required basis

OBSERVATION
RISK LOW



Internal Haul Road – 21/11/2025

It was noted that the temporary v drain in the location of the internal haul road had been removed and requires re-instatement.

Recommendation

Reinstate the v drain

OBSERVATION
RISK LOW

Attachment 1 – Extract of Consultation and Communication Register

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