07 October 2025

ErSed Reference: 22004-ERMR-14-251007

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 #14)

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'.*

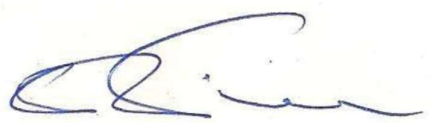
*The **Environmental Representative Monthly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.*

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



Carl Vincent

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

SSD 10272349 - Yiribana Logistics Estate:
Environmental Representative Monthly Report (ERMR # 14)
For the period 1 September 2025 to 30 September 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: • Bulk Earth Works • Storm water 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: • Bulk Earth Works. • Storm water works. • Retaining Wall Works (Piling and Keystone). • Road works. • Utilities (Electrical and potentially Water)
3.	ER activities undertaken during this reporting period.	
	Site inspections	During the reporting period, ER carried out the following inspections:

SSD 10272349	Key Observations
15/09/2025	• Discussion of separation central clean channel and works area • Confirmation of location of current dust monitors (DDG and real time monitors /RTM)
26/09/2025	• Observations made regarding dust monitoring exceedance adjacent to Mamre Road • Dry conditions with moderate wind. Water carts in operation to suppress dust • Ongoing monitoring of clean water drain (through the site) required noting permanent infrastructure to be installed

A selection of photographs taken as part of inspections is provided, with comments, at item 14.

Audits undertaken

The following Audits were undertaken by the ER in the period.
Audits by Others is detailed at Part 4. Following:

NIL	

Please refer to Section 9 for further information.

Audits/ Inspections by Others

CPESC monthly report as required by Condition A33.

29/09/2025	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. The inspection also reviewed controls along the Mirvac boundary, shotcrete stabilisation works and drainage works. • Drainage channels constructed to manage clean water, including the main trunk drain. • Culvert works installed with rock protection and batter stabilization in progress. • Drains on fill areas direct water to HES basins, operating effectively for current staging. • Drainage swales have rock check controls for energy dissipation and sediment capture, functioning effectively. • Batter stabilization measures include hydroseeding, polymer application, and fabric protection to minimize sedimentation and scour. • East-West Road works ongoing, with formation, drainage, and service connections; runoff managed through the new HES basin. • Bunds in place to direct overland flows to basin inlets. • Dust and water management performing well; minimal visible dust with water cart and road sweeper in operation. • Site is tidy, organised, with designated access routes and signage.

<table>
<tr><td>4.</td><td>Summary of Community Consultation</td><td>The CCS includes the register of consultation and communication for the Project.
A summarised extract for the reporting period is provided as Attachment 1.</td></tr>
<tr><td>5.</td><td>Summary of Complaints</td><td>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></td></tr>
<tr><td>6.</td><td>Summary of Incidents</td><td>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></td></tr>
<tr><td>7.</td><td>Summary of non-compliances</td><td>A potential non-compliance was identified during the DPHI inspection conducted on 24/09/2025.
<table><tr><th>Date</th><th>Details</th></tr><tr><td>24/09/2025</td><td>DPHI visited the Yiribana East Project on 24 September 2025 and expressed concern regarding sediment tracking on roads from all projects.
DPHI did not indicate that the issue was exclusive to Yiribana East and inquired about our road sweeping and other controls to minimise sediment tracking.
We explained that access is restricted during and immediately after rain, and that we have a cattle grid and a road sweeper in place.</td></tr></table></td></tr>
<tr><td>8.</td><td>Evaluation of Environmental Performance</td><td>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 DPHI 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/m^2/month (i.e. the mass of dust deposited per m^2 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.
<table><tr><th>Pollutant</th><th>Averaging Period</th><th>Impact</th><th>Criteria</th></tr><tr><td></td><td>Annual</td><td>Total</td><td>4g/m^2/month</td></tr></table></td></tr>
</table>

Deposited Dust Gauge (DDG)	Annual	Incremental	2g/m²/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/m²/month
	August – September 2025
431_YLE WH4 (North BDY)	0.4
431_YLE WH2 (West BDY)	1.6
431_YLE WH2 (East BDY)	0.7
431_YLE Mamre road (Centre)	**7.1**

An exceedance was recorded at 431_YLE Mamre Road (Centre) during the August – September 2025 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 4.7 g/m²/month.

During the ER inspection on 26 September 2025, the ER investigated the activities being undertaken at the 431_YLE Mamre Road (Centre) site and noted that the dust gauge is located at the site perimeter and away from excavation activities. 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.

During site inspections the ER observed the presence of two large water carts on site actively wetting down haul roads as well as working areas becoming compacted prior to handover to on lot developers. Progressive stabilisation of completed areas is ongoing. Refer to note above regarding the 431 YLE Mamre Road (Centre) exceedance.

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/m³	50
	Annual	µg/m³	25
Particulates (as $PM_{2.5}$)	24 hours	µg/m³	25
	Annual	µg/m³	8

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

Month	Monitoring Results and Exceedance Details	Comment
September 2025	The rolling averages for particulate matter $PM_{2.5}$ was below the limit (8µg /m³) 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/m³ 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

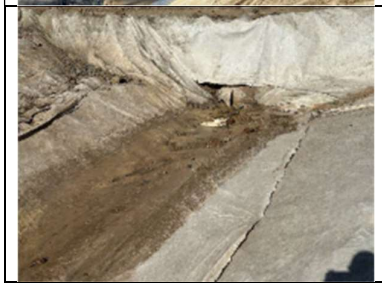
<table>
<tr><td></td><td></td><td>
<table>
<tr><th>Month</th><th>Noise Levels</th><th>ER Comment</th></tr>
<tr><td rowspan="4">September 2025</td><td>• Average value of 56 dB (LAeq) at 431_YLE WH4 (North BDY)</td><td rowspan="4">• All recorded levels are below the 75dB – highly impacted NML
• Noise levels were generally 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 58 dB (LAeq) 431_YLE WH2 (West BDY)</td></tr>
<tr><td>• Average value of 57 dB (LAeq) 431_YLE WH2 (East BDY)</td></tr>
<tr><td>• Average value of 65 dB (LAeq) 431_YLE Mamre road (Centre)</td></tr>
</table>
Recommendations - Noise
• Continue noise monitoring to ensure noise impacts are managed effectively.
</td></tr>
<tr><td>9.</td><td>Analysis of Lesson Learnt and Opportunities for improvement</td><td>
• Prioritise completion of final landscaping at the southern and western boundaries to the Riparian Zone
• Completion of permanent cross drainage works as soon as practicable to reduce the risk of sediment runoff into the riparian zone adjacent to the Mirvac Site
• Monitor and maintain the clean water drain traversing the site to ensure cross contamination and pollution of the riparian zone does not occur
• Prioritise and progress completion of paved surfaces to prevent dust generation.
• Following complaint raised by Mirvac (See summary at 5 above), the ER has requested that geofabric aprons interfacing with riparian zones and boundaries are refreshed to allow for better confirmation of effective surface water management
</td></tr>
<tr><td>10.</td><td>Any changes to the project including changes to CEMP and other Project Documentation</td><td>
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>
</td></tr>
<tr><td>11.</td><td>Any meetings attended by ER</td><td>
The ER has been involved in the following meetings.
<table>
<tr><th>Date</th><th>Details</th></tr>
<tr><td>02/09/2025</td><td>Meeting with precinct ER’s and DPHI regarding the cumulative air quality management</td></tr>
<tr><td>24/09/2025</td><td>Mamre Road Precinct Working Group Meeting – minutes are available on request</td></tr>
</table>
</td></tr>
<tr><td>12.</td><td>Summary of documents issued by the ER</td><td>
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>
</td></tr>
<tr><td>13.</td><td>Closing Remarks</td><td>
In summary, the site remains well-managed, with ongoing stabilisation and dust mitigation measures aiming to reduce environmental risks.
Focus will continue on dust management over the upcoming summer months
Road sweeping need to be increased to minimise sediment tracking on public roads.
Continued monitoring and maintenance of clean water drain traversing the site to minimise the risk of pollution to the riparian zone.
</td></tr>
</table>

14.

Photo	Location and comment	Resolution/Action
	<u>Connection to Clean water drain from south / Access Estate – 23/07/2025</u> Re-freshen and confirmation of the apron at the outlet from the clean water diversion pipe/culvert western end is recommended. Sediment is accumulated within the apron and above the hay bale sediment control It is not known with what event this sediment movement is associated. Exposed surfaces should be replaced. Any sediment detained within the outlet apron should be cleared. This will allow for the any further sediment laden flows to be identified and immediately responded to. The performance of this work should be coordinated with the contractor for the ACCESS LOGISTIC ESTATE (ALE). This observation has been discussed and will be shared with the ER for the ALE.	**OBSERVATION** **RISK MEDIUM**
	<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**
	<u>Outlet from Clean water culvert – 15/09/2025</u> This item outstanding from previous inspection – the fabric has been freshened but the sediment and controls have not been cleared. This will again be discussed with the ER from the southern ACESS development.	**OBSERVATION**

	Northern basin WH4 – 15/09/2025 The water within the basin is clear. It was discussed that the catchments to this basin have not been completely cleared. Much of the exposed area is still disturbed topsoils rather than stripped to clay subsoils.	**OBSERVATION**
	Dust – 15/09/2025 General management of dust was discussed. It was confirmed that there is expected to be increased focus by the Dept. on the active management of dust generating activities especially during summer conditions. It is re-iterated that any observations or exceedances of dust issues should include record of contributing factors such as site activities, wind conditions and mitigation measures implemented. This will allow for improved and demonstration of active management.	**OBSERVATION** **ONGOING**
	Controls at eastern boundary – North side of Drain – 15/09/2025 Maintenance of the sediment fence in this area is recommended. The lower sediment control should be cleared and the bund raised to improve its function.	**OBSERVATION** **RISK MEDIUM**
	Controls at eastern boundary – North side of Drain – 15/09/2025 It was indicated that management currently is to direct water from the northern ramp and access area across the culvert crossing- see notes following. Per above comments. Maintenance of sediment controls are required to accommodate the remaining catchments that cannot be diverted across the culvert crossing to the southern catchments.	**OBSERVATION**

		<u>Lined clean water drain – 15/09/2025</u> The catchments to the north of the central swale are directed by the perimeter bund to the west and to the controls adjacent to the swale. Note aggregate/sediment indicated within the check measures within the swale. this sediment needs to be cleared. It was confirmed that this separation needs to be maintained and inspected prior to rain events to confirm that water from the works does not pass to the swale. Note aggregate/sediment indicated within the check measures within the swale. this sediment needs to be cleared.	**OBSERVATION** **ONGOING**
		<u>Clean water through Drain – 15/09/2025</u> Water drains to controls either side of central swale. Per above, it was confirmed that this separation and side bunds need to be maintained and inspected prior to rain events to confirm that water from the works does not pass to the swale.	**OBSERVATION** **ONGOING**
		<u>Clean water through Drain – Cont. – 15/09/2025</u> Water drains to controls either side of central swale. Per above, it was confirmed that this separation and side bunds need to be maintained and inspected prior to rain events to confirm that water from the works does not pass to the swale.	**OBSERVATION** **ONGOING**
		<u>Landscaping – rear of Eastern Retaining Wall – 15/09/2025</u> Revegetation / cover over eastern batter is progressing.	**OBSERVATION**

	<u>Western basin (EW Basin) – 15/09/2025</u> Observation only. It was raised that the outlet channel from the basin is narrow and not per as recommended by the IECA guidance. Performance of this basin should be monitored and regularly reviewed by CPESC to confirm need for augmentation if required.	**OBSERVATION**
	<u>Embankment adjacent to Mirvac Site – 01/08/2025</u> The work area adjacent to the Mirvac site appeared to have been compete and require stabilisation Recommendation Install ground stabilisation as soon as practicable to minimise the risk of erosion in this area.	**OBSERVATION** **RISK LOW** **STATUS – OPEN**
	<u>Clean Water Drain Inlet (adjacent to site boundary) – 29/08/2025</u> The inlet area to the geofabric clean water drain appeared to be a potential source of sediment with the potential to contaminate clean water drain **Recommendation** Review and refresh the controls in this area in consultation with the project CPESC.	**OBSERVATION** **RISK MEDIUM** Additional geofabric has been applied upstream of the clean water drain inlet to minimise cross contamination of the clean water drain. **STATUS – CLOSED**
	<u>Clean Water drain – 29/08/2025</u> **Recommendation** Ongoing monitoring and maintenance of the clean water drain to ensure accumulated material does not present a hazard	**OBSERVATION** **RISK MEDIUM** **ER Note:** the drain is planned to be removed with permanent infrastructure installed. If the installation of the permanent drain is delayed, then the clean water drain needs to be replenished to avoid any contaminated runoff into the wetland downstream from the site **STATUS – OPEN**

	<u>Clean Water Drain Outlet (adjacent to Mirvac site boundary/ riparian zone) – 29/08/2025</u> Sediment fence adjacent to the riparian zone had fallen and requires maintenance **Recommendation** Reinstate/maintain the sediment fences in this area – remove any accumulated sediment.	**OBSERVATION** **RISK MEDIUM** The sediment fence has now been repaired **STATUS – CLOSED**
	<u>Clean Water Drain Inlet (adjacent to site boundary) – 26/09/2025</u> As recommended by the previous ER inspection (29/8) additional geofabric has been applied upstream of the clean water drain inlet to minimise cross contamination of the clean water drain.	**OBSERVATION**
	<u>Clean Water drain – 26/09/2025</u> Clean water drain is in relatively good condition with energy dissipators /rock checks installed to reduce flow velocity. As noted in item 3, the permanent drain needs to be installed ASAP or the geofabric refreshed to avoid the potential for offsite pollution into the wetland.	**OBSERVATION**
	<u>Clean Water Drain Outlet (adjacent to Mirvac site boundary/ riparian zone) – 26/09/2025</u> As recommended by the previous ER inspection (29/8) the sediment fence has now been repaired	**OBSERVATION**

	General – 26/09/2025 Inspection was undertaken during dry conditions with a moderate wind. Water carts were utilised to suppress dust focussing on haul roads and active work areas. Haulage trucks has dust covers implemented to eliminate dust generation during material haulage.	**OBSERVATION**
	Dust Monitoring Location – Mamre Road Boundary Fence – 26/09/2025 Exceedance of dust monitoring results recorded as noted in the August ER report. Dust from other sources possible including construction site on opposite side of Mamre road as well as dust from vehicles using Mamre road. At the time of the inspection, wind was blowing from a westerly direction.	**OBSERVATION**
	General – 26/09/2025 Mirvac site boundary/batter has been stabilised with geofabric and seeded.	**OBSERVATION**

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							