

05 September 2025

ErSed Reference: 22004-ERMR-13-250907

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 #13)

Condition of Approval A33(I) 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 August 2025 to 31 August 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 # 13)
For the period 1 August 2025 to 31 August 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 • 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 & Water)						
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>01/08/2025</td><td> • The importance of maintain the clean water diversion drain and other sediment controls across the site to prevent sediment entering the riparian zone. • Strong evidence of active weeding was observed on site. • No major areas for improvement were identified; however, it remains essential to ensure all required controls are in place and properly maintained to avoid uncontrolled discharges to the riparian zone. </td></tr><tr><td>29/08/2025</td><td> • The importance of effective dust management was highlighted, particularly with the onset of the summer months when dry and windy conditions are more likely to increase dust generation. • The site has experienced heavy rainfall in recent weeks. • It was suggested that visual monitoring be undertaken for water entering the site from upstream to assess turbidity. • Water quality monitoring (sampling) of sediment basins was carried out during the site inspection. </td></tr></tbody></table> A selection of photographs taken as part of inspections is provided, with comments, at item 14.	SSD 10272349	Key Observations	01/08/2025	• The importance of maintain the clean water diversion drain and other sediment controls across the site to prevent sediment entering the riparian zone. • Strong evidence of active weeding was observed on site. • No major areas for improvement were identified; however, it remains essential to ensure all required controls are in place and properly maintained to avoid uncontrolled discharges to the riparian zone.	29/08/2025	• The importance of effective dust management was highlighted, particularly with the onset of the summer months when dry and windy conditions are more likely to increase dust generation. • The site has experienced heavy rainfall in recent weeks. • It was suggested that visual monitoring be undertaken for water entering the site from upstream to assess turbidity. • Water quality monitoring (sampling) of sediment basins was carried out during the site inspection.
SSD 10272349	Key Observations							
01/08/2025	• The importance of maintain the clean water diversion drain and other sediment controls across the site to prevent sediment entering the riparian zone. • Strong evidence of active weeding was observed on site. • No major areas for improvement were identified; however, it remains essential to ensure all required controls are in place and properly maintained to avoid uncontrolled discharges to the riparian zone.							
29/08/2025	• The importance of effective dust management was highlighted, particularly with the onset of the summer months when dry and windy conditions are more likely to increase dust generation. • The site has experienced heavy rainfall in recent weeks. • It was suggested that visual monitoring be undertaken for water entering the site from upstream to assess turbidity. • Water quality monitoring (sampling) of sediment basins was carried out during the site inspection.							
	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>28/08/2025</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. The inspection also reviewed controls along the Mirvac boundary, shotcrete stabilisation works and drainage works. • Drainage channels and the main trunk drain are being constructed to manage clean water through the site, with culverts protected by rock and stabilized batters. • Drains on fill areas and swales with check controls are effectively directing site water to HES-type basins. Batter stabilization measures, including polymer and fabric protection, are minimizing sedimentation and scour. • East-West Road works are progressing, with road formation, drainage, and service connections managing runoff through the new HES basin. • Dust and water management are effective, with minimal visible dust observed due to water cart and road sweeper operations. </td></tr></table>	28/08/2025	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 and the main trunk drain are being constructed to manage clean water through the site, with culverts protected by rock and stabilized batters. • Drains on fill areas and swales with check controls are effectively directing site water to HES-type basins. Batter stabilization measures, including polymer and fabric protection, are minimizing sedimentation and scour. • East-West Road works are progressing, with road formation, drainage, and service connections managing runoff through the new HES basin. • Dust and water management are effective, with minimal visible dust observed due to water cart and road sweeper operations.				
28/08/2025	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 and the main trunk drain are being constructed to manage clean water through the site, with culverts protected by rock and stabilized batters. • Drains on fill areas and swales with check controls are effectively directing site water to HES-type basins. Batter stabilization measures, including polymer and fabric protection, are minimizing sedimentation and scour. • East-West Road works are progressing, with road formation, drainage, and service connections managing runoff through the new HES basin. • Dust and water management are effective, with minimal visible dust observed due to water cart and road sweeper operations.							

		The site is tidy and organized, with designated access routes, signage, and good application of soil polymer binders on exposed batters to reduce sediment and dust.												
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-compliances	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 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/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. <table><tr><th>Pollutant</th><th>Averaging Period</th><th>Impact</th><th>Criteria</th></tr><tr><td>Deposited Dust Gauge (DDG)</td><td>Annual</td><td>Total</td><td>4g/m²/month</td></tr><tr><td></td><td>Annual</td><td>Incremental</td><td>2g/m²/month</td></tr></table>	Pollutant	Averaging Period	Impact	Criteria	Deposited Dust Gauge (DDG)	Annual	Total	4g/m ² /month		Annual	Incremental	2g/m ² /month
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
	July – August 2025
431_YLE WH4 (North BDY)	2.1
431_YLE WH2 (West BDY)	1.9
431_YLE WH2 (East BDY)	3.6
431_YLE Mamre road (Centre)	4.4

Exceedance was recorded at 431_YLE Mamre road (Centre) during the July – August 2025 period, however the annual rolling averages at all dust deposition monitoring locations remained compliant with the criterion of 4 g/m²/month.

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.

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
August 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.

NOISE

Month	Noise Levels	ER Comment
August 2025	• Average value of 53 dB (LAeq) at 431_YLE WH4 (North BDY)	• All recorded levels are below the 75dB – highly impacted NML • Noise levels were generally consistent with previous reporting periods at all locations.
	• Average value of 56 dB (LAeq) 431_YLE WH2 (West BDY)	

		<table><tr><td> - Average value of 57 dB (LAeq) 431_YLE WH2 (East BDY) </td><td> - 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></table>	Average value of 57 dB (LAeq) 431_YLE WH2 (East BDY)	- 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 57 dB (LAeq) 431_YLE WH2 (East BDY)	- 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.					
		Recommendations - Noise Continue noise monitoring to ensure noise impacts are managed effectively.				
9.	Analysis of Lesson Learnt and Opportunities for improvement	- Where practical to do so, prioritise completion of final landscaping at the southern and western boundaries to the Riparian Zone - 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				
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	
Documentation	Version and Date (Author)					
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>20/08/2025</td><td>Mamre Road Precinct Working Group Meeting – the focus of the meeting was the management of the cumulative effects of dust with a discussion led by DPHI. Minutes are available on request.</td></tr></table>	Date	Details	20/08/2025	Mamre Road Precinct Working Group Meeting – the focus of the meeting was the management of the cumulative effects of dust with a discussion led by DPHI. Minutes are available on request.
Date	Details					
20/08/2025	Mamre Road Precinct Working Group Meeting – the focus of the meeting was the management of the cumulative effects of dust with a discussion led by DPHI. Minutes are available on request.					
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	
Documentation	Version and Date (Author)					
NIL						
13.	Closing Remarks	Monitoring results for dust, noise, and traffic remained within approved limits, except for a dust deposition exceedance at the Centre, which is not impacted the annual rolling average compliance. Further focus will be applied regarding the management of dust over the forthcoming summer months as well as the management of clean water through the site and into the riparian zone on the adjacent (Mirvac) site.				

14.

Photo	Location and comment	Resolution/Action
	<u>Asbestos stockpile – 06/06/2025</u> The asbestos stockpile was covered with geofabric; however, a gap had appeared exposing the material. RECOMMENDATION Re-instate the geofabric to fully cover the material	RISK - LOW OBSERVATION ON 04/07/2025 As discussed on site, the material was re-secured, however had become displaced following the recent storm event. STATUS – CLOSED 29/08/2025
	<u>Permanent Culvert Outlet – 04/07/2025</u> The geofabric material at the base of the permanent culvert outlet has become displaced. Recommendation Review and refresh the ERSed controls in this general area with confirmation by the project CPESC.	OBSERVATION RISK MEDIUM Permanent scour protection has been placed beneath the outlet to the culvert. STATUS – CLOSED 04/08/2025
	<u>Permanent Culvert Outlet – 01/08/2025</u> Permanent rock/rip rap has been placed at the outlet to the culvert adjacent to the riparian zone to prevent scour. The sediment fence had fallen and requires re-instatement Recommendation Re-instate the sediment fence to ensure its capacity for future rain events.	OBSERVATION RISK MEDIUM Permanent scour protection has been placed beneath the outlet to the culvert. STATUS – CLOSED 04/08/2025
	<u>Riparian Zone Interface – 01/08/2025</u> Sediment fence adjacent to the riparian zone was at capacity and requires reinstatement. Recommendation Re-instate the sediment fence to ensure its capacity for future rain events.	OBSERVATION RISK HIGH Permanent scour protection has been placed beneath the outlet to the culvert. STATUS – CLOSED 04/08/2025

		<u>Clean Water Diversion Drain – 01/08/2025</u> The batter of the internal haul road was unprotected with the potential for cross contamination of the clean water drain Recommendation Place geofabric material over the exposed soil to prevent cross contamination of the clean water drain.	OBSERVATION RISK HIGH Permanent scour protection has been placed beneath the outlet to the culvert (refer to item 3). STATUS – CLOSED 04/08/2025
		<u>Clean Water Drain – 01/08/2025</u> There were some areas at the lower end of the clean water drain where material had accumulated within the drain creating a hazard risk Recommendation Remove the material and refresh the geofabric	OBSERVATION RISK MEDIUM Permanent scour protection has been placed beneath the outlet to the culvert. STATUS – CLOSED 04/08/2025
		<u>General Site – 01/08/2025</u> Strong evidence of weed dieback observed. It was noted that weed spraying had recently occurred. A copy of weed management records was provided to the ER.	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>Asbestos stockpile – 29/08/2025</u> The geofabric material covering the asbestos stockpile had been re-positioned to cover the stockpile	OBSERVATION

		<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
		<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
		Clean Water drain Recommendation Ongoing monitoring and maintenance of the clean water drain to ensure accumulated material does not present a hazard	OBSERVATION ONGOING

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							