

05 August 2026

ErSed Reference: 25009-ERMR-07-260807

Johwewvic (JV) Bacolod
NSW Development 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 #07)

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 July 2026 and 31 July 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



Richard Peterson
Environmental Representative for SSD 3087158
Principal (ErSed Environmental Pty Ltd)

SSD 30871587 – Warehouse and Distribution Centre at 805 Mamre Rd
Environmental Representative Monthly Report (ERMR #07)
For the period 1 July 2026 to 31 July 2026



1.	Construction activities carried out during the reporting period	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. The following works were being undertaken during the reporting period: <u>Main construction WEM</u> • Telstra pit relocation works • Sediment and erosion controls maintenance				
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: <u>Main construction WEM</u> • Main construction works are currently on pause pending approvals • Sediment and erosion controls maintenance				
3.	ER activities undertaken during this reporting period.					
3 (a)	Site inspections	During the reporting period, ER carried out the following inspections: <table><tr><th>Date</th><th>Key Observations</th></tr><tr><td>30/07/2026</td><td> • Full site walk including perimeter controls and sediment basin. • Basin demonstrated significant capacity in line with lack of rain for the month. • Topsoil stripping has still not commenced • Utility diversions within footprint of future road widening generally completed. • Work is “on pause”. </td></tr></table> A selection of photographs taken as part of inspections is provided, with comments, at section 15.	Date	Key Observations	30/07/2026	• Full site walk including perimeter controls and sediment basin. • Basin demonstrated significant capacity in line with lack of rain for the month. • Topsoil stripping has still not commenced • Utility diversions within footprint of future road widening generally completed. • Work is “on pause”.
Date	Key Observations					
30/07/2026	• Full site walk including perimeter controls and sediment basin. • Basin demonstrated significant capacity in line with lack of rain for the month. • Topsoil stripping has still not commenced • Utility diversions within footprint of future road widening generally completed. • Work is “on pause”.					
3 (b)	Audits undertaken	The ER did not undertake any audits during the reporting period.				
4.	Audits/ Inspections by Others	A summary of the observation from CPESC monthly reports prepared is provided below. <table><tr><th>Date</th><th>Key Observations</th></tr><tr><td>July 2026</td><td> No CPESC monthly inspection was undertaken during July 2026, as no construction activities occurred during the reporting period. The site remains over 90% stabilised with established grass cover. Clean and dirty water drainage systems are in place, directing runoff to the sediment basin. No significant rainfall events occurred during the reporting period to trigger basin discharge. </td></tr></table>	Date	Key Observations	July 2026	No CPESC monthly inspection was undertaken during July 2026, as no construction activities occurred during the reporting period. The site remains over 90% stabilised with established grass cover. Clean and dirty water drainage systems are in place, directing runoff to the sediment basin. No significant rainfall events occurred during the reporting period to trigger basin discharge.
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5.	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.				
6.	Summary of Complaints	There were no complaints received 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						
7.	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						
8.	Summary of Non-Compliances	During the reporting period, no non-compliances 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						

9.	Evaluation of Environmental Performance	The ER's evaluation of Environmental Performance is based on: - Review of monitoring data for air quality, 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. NOISE <table><tr><th>Month</th><th>Noise Levels</th><th>Comments</th></tr><tr><td>July 2026</td><td>Average day noise levels ranging was 50 dBA</td><td> - Measured noise levels are below industrial noise limits (75dB) within the site and therefore less at the nearest sensitive receiver. - A decrease in recorded noise levels was observed due to no construction works being undertaken on site. </td></tr></table> Recommendations – Noise 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. DUST 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. The real time air quality criteria as described in the CAQMP are presented in the table below. <table><tr><th>Pollutant</th><th>Averaging Period</th><th>Air Quality Criteria</th><th>Application</th></tr><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></table> A summary of results for the reporting period is provided below: <table><tr><th>Month</th><th>Details of Exceedances</th><th>Comments</th></tr><tr><td rowspan="2">July 2026</td><td> - The rolling averages for particulate matter PM_{2.5} was below the limit (8µg /m³) during the reporting period. </td><td></td></tr><tr><td> - The rolling averages for particulate matter (PM₁₀) was below the limit (25µg /m³) during the reporting period. </td><td></td></tr></table> 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	Month	Noise Levels	Comments	July 2026	Average day noise levels ranging was 50 dBA	- Measured noise levels are below industrial noise limits (75dB) within the site and therefore less at the nearest sensitive receiver. - A decrease in recorded noise levels was observed due to no construction works being undertaken on site.	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	July 2026	The rolling averages for particulate matter PM_{2.5} was below the limit (8µg /m³) during the reporting period.		The rolling averages for particulate matter (PM₁₀) was below the limit (25µg /m³) during the reporting period.	
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10.	Analysis of lesson learnt and opportunities for improvement	NIL																																

11.	Project Changes	Changes to the project that occurred during the reporting period are listed in the table below.	
		Documentation	Version and Date (Author)
		NIL	
12.	Any meetings attended by ER	The ER has been involved in the following meetings.	
		Date	Details
		21/07/2026	Mamre Road Working group meeting – minutes are available on request
13.	Summary of documents issued by the ER	The following documents were issued by the ER.	
		Date	Details
		NIL	
14.	Closing Remarks	Environmental performance for July 2026 was satisfactory overall, with no non-compliances, incidents, or complaints reported. Construction activity was minimal with the site otherwise on hold pending approvals. Continued maintenance of vegetative cover, and stabilisation of disturbed areas adjacent to Mamre Road while the site remains on hold.	

15.

Photo	Location and comment	Resolution/Action/Project Response
	<u>Site wide - Expansive ground cover noted. Some heavy sections of weed noticed – 30/07/2026</u> Grass ground cover remains dominant well maintained following recent slashing. This is providing excellent erosion control while the bulk of the site remains undisturbed. Recommendation: Review the approved CEMP / FFMP and implement weed control as approved	OBSERVATION RISK - LOW
	<u>Perimeter Controls & dirty water drains – 30/07/2026</u> Dirty water drains appear in reasonable condition with very low levels of scouring. Water quality appears excellent. It was noted the bunding presently provides primary containment with sandbags, however, ensure prior to commencement of earthworks, the sediment fence on the western boundary is repaired.	OBSERVATION RISK - LOW Prior to starting bulk earthworks
	<u>Stockpile stabilisation – 30/07/2026</u> Previous stockpiles have stabilised very effectively with grass covers. It was noted WEM has recently procured additional seed stock to establish ground cover. Recommendation: Apply grass seed to all inactive stockpiles to encourage vegetative cover to prevent erosion and dust during the pause in construction. Monitor for weeds.	OBSERVATION RISK - LOW

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							