

7 October 2026

ErSed Reference: 25009-ERMR-09-261007

Johwewic (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 #09)

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 September 2026 and 30 September 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 #09)
For the period 1 September 2026 to 30 September 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> • Sydney Water post-connection inspection for CN224501PW. • Minor erosion and sediment control (ERSED) maintenance works.				
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: <u>Main construction WEM</u> • Construction works are currently on pause pending approvals • Sediment and erosion controls maintenance • ARP6071 electrical works – ASP1 (Lindsay Civil) to remobilise from 07/10/2026 to complete the remaining light pole scope. • Trenching within the Ferrycarrig compound, requiring temporary removal and reinstatement of the temporary and sediment fencing.				
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>24/09/2026</td><td> • Construction activities remain on hold due to the ongoing redesign. • The sediment basin has adequate capacity following recent dry weather. • CPESC confirmed current soil loss calculations indicate no basin is presently required; however, the basin remains available for use when vegetation clearing commences. • The site remains stable, with vegetation providing ground cover and reducing erosion and dust risks. • A small stockpile was established following minor Sydney Water works and requires stabilisation with Japanese millet. </td></tr></table> A selection of photographs taken as part of inspections is provided, with comments, at section 15.	Date	Key Observations	24/09/2026	• Construction activities remain on hold due to the ongoing redesign. • The sediment basin has adequate capacity following recent dry weather. • CPESC confirmed current soil loss calculations indicate no basin is presently required; however, the basin remains available for use when vegetation clearing commences. • The site remains stable, with vegetation providing ground cover and reducing erosion and dust risks. • A small stockpile was established following minor Sydney Water works and requires stabilisation with Japanese millet.
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24/09/2026	• Construction activities remain on hold due to the ongoing redesign. • The sediment basin has adequate capacity following recent dry weather. • CPESC confirmed current soil loss calculations indicate no basin is presently required; however, the basin remains available for use when vegetation clearing commences. • The site remains stable, with vegetation providing ground cover and reducing erosion and dust risks. • A small stockpile was established following minor Sydney Water works and requires stabilisation with Japanese millet.					
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>September 2026</td><td> No CPESC monthly inspection was undertaken during August 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	September 2026	No CPESC monthly inspection was undertaken during August 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.
Date	Key Observations					
September 2026	No CPESC monthly inspection was undertaken during August 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.					
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																												
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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																												
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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>September 2026</td><td>General noise levels ranging 51dB</td><td> - Measured noise levels are below industrial noise limits (75dB) within the site and therefore less at the nearest sensitive receiver. </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">September 2026</td><td>The rolling averages for particulate matter PM_{2.5} was below the limit (8µg /m³) during the reporting period.</td><td rowspan="2">NIL</td></tr><tr><td>The rolling averages for particulate matter PM₁₀ was below the limit (8µg /m³) during the reporting period.</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:	Month	Noise Levels	Comments	September 2026	General noise levels ranging 51dB	Measured noise levels are below industrial noise limits (75dB) within the site and therefore less at the nearest sensitive receiver.	Pollutant	Averaging Period	Air Quality Criteria	Application	Particulate matter less than 10 micrometres in diameter (PM ₁₀)	Annual	25 µg/m³	Off-site receiver	24-hour	50 µg /m³	Off-site receiver	Particulate matter less than 2.5 micrometres in diameter (PM _{2.5})	Annual	8 µg /m³	Off-site receiver	24-hour	25 µg /m³	Off-site receiver	Month	Details of Exceedances	Comments	September 2026	The rolling averages for particulate matter PM _{2.5} was below the limit (8µg /m³) during the reporting period.	NIL	The rolling averages for particulate matter PM ₁₀ was below the limit (8µg /m³) during the reporting period.
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		- 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				
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. <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						
12.	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>15/09/2026</td><td>Mamre Road Working Group Meeting, minutes are available on request</td></tr></table>	Date	Details	15/09/2026	Mamre Road Working Group Meeting, minutes are available on request
Date	Details					
15/09/2026	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. <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL	
Date	Details					
NIL						
14.	Closing Remarks	Environmental performance for September 2026 was satisfactory, with the site remaining on hold pending approvals. No complaints, incidents or non-compliances were recorded, and monitoring results remained within the relevant criteria. Stabilisation and drainage controls continue to perform effectively. The primary focus for the upcoming period is the controlled remobilisation of works, including Lindsay Civil’s return from 7 October 2026 to complete the remaining ARP6071 light pole works and associated trenching within the Ferrycarrig compound. Temporary and sediment fencing will be temporarily removed and reinstated as required. The ER will continue to monitor environmental controls and compliance during remobilisation.				

15.

Photo	Location and comment	Resolution/Action/Project Response
	<u>Site access/egress – 24/09/2026</u> Site access is maintained in a tidy, well stabilized condition with no sediment tracking evident	OBSERVATION
	<u>Clean water drain – 24/09/2026</u> The water flowing in the clean water drain appears clean and unimpacted by any site influence as site is predominantly dormant.	OBSERVATION
	<u>Condition of Erosion controls & Vegetation – 24/09/2026</u> The ER verified that the vegetation and established erosion controls are in good condition and no maintenance appears to be required. Clean water drains were in good condition.	OBSERVATION
	<u>Sediment Basin – 24/09/2026</u> Due to the high level of natural stabilisation via ground cover, the CPESC has confirmed soil loss calculations do not require a basin as yet. This allows the basin to be left as-is. The basin appears in good condition and ready to operate as designed once soil loss calculations trigger its use (and replenishment of treatment polymer)	OBSERVATION
	<u>Newly created stockpile – 24/09/2026</u> A small stockpile has been shaped up from Sydney Water main capping works. This stockpile should be stabilized with Japanese millet seed and/or soil stabilising polymer as per approved ESCP.	

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							