07 May 2025

ErSed Reference: 22004-ERMR-09-250407

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 #9)

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 April 2025 to 30 April 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 # 9)
For the period 1 April 2025 to 30 April 2025.

<table>
<tr><td>1.</td><td>Construction activities carried out during the reporting period</td><td>Construction activities are currently being performed by Burtons Civil Engineering Contractors (Burtons).
The following works were being undertaken during the reporting period:
Piling works
Capping beam FRP
Shotcrete batter stabilisation
Sewer works and stormwater works
Earthworks continuing</td></tr>
<tr><td>2.</td><td>Proposed upcoming construction works (where known)</td><td>The following works are expected in the next period:
Continuation of earthworks for the eastern Lots and progression of site activity to design for WH1 and WH3 areas with piling activity
Drainage works are to be progressed for the east west road and the culvert extension and internally on the lot areas
Works for the trunk drain are to continue for the installation of final water passage through the site</td></tr>
<tr><td>3.</td><td colspan="2">ER activities undertaken during this reporting period.</td></tr>
<tr><td></td><td>Site inspections</td><td>During the reporting period, ER carried out the following inspections:

<table>
<tr><th>SSD 10272349</th><th>Key Observations</th></tr>
<tr><td>14/04/2025</td><td>General Observation
Dry and windy conditions, water cart on site
Stabilisation of batters – ongoing
Easter shutdown – planning underway
Dust exceedances (Realtime monitoring adjacent to haul road)
The inspection included an assessment of actions taken to close out items
Areas of Improvement
Housekeeping in the carpark area</td></tr>
<tr><td>30/04/2025</td><td>General Observation
Site inspection during rainfall and prior to expected significant rainfall(<50mm)
General inspection of preparations of environmental controls
Discussion of proposed new basin at western extent of road 2
Areas of Improvement
Additions to current sediment control at 50/50 road works
Maintenance to sediment controls and cover over batters</td></tr>
</table>

A selection of photographs taken as part of inspections is provided, with comments, at item 14.</td></tr>
<tr><td></td><td>Audits undertaken</td><td>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.</td></tr>
</table>

<table>
<tr><td></td><td>Audits/ Inspections by Others</td><td>CPESC monthly report as required by Condition A33.
<table><tr><td>28/04/2025</td><td>An Erosion and Sediment Inspection was conducted by OCHRE.
The ESC inspection undertaken on the GPT – Yiribana Site reviewed the progression of works under the occupation of Burtons Contractors. The inspection reviewed the progression of works on the site and the maintenance of erosion and sediment controls and basins associated with the WH1, WH2, WH3 and WH4 Lots as well as access roads into the site and the extension of the culvert near WH1 lot. A review of the controls on the site was undertaken following significant rainfall to ensure effective control implementation and to offer potential modifications to the existing ESC measures for improved management and effective construction practices.
Drainage channels are being constructed for the passage clean water through the site including the extension of culvert areas near WH1 and the main trunk drain development.
Drains are implemented to basins and appear effective in management of the site water with water transferred from the appropriate lots to the basins.
Batter stabilization measures are implemented that are reducing scour and sediment load in site water flows.
Some areas of improvement are noted around the extension culvert and the central trunk drain which have been impacted in recent hi flow events.
Dust and water management on site are performing well with minimal areas of visible dust observed during heavy plant movement with the water cart and road sweeper in operation and effective in the containment of dust.
Drainage swales are installed on the site with check controls for water transfer and which were observed to be operating effectively for the transfer and management of site water.
The site although wet from the current rainfall event is tidy and organized and is well presented with designated access routes and signage.
The application of soil polymer binder on exposed batters is noted as good practice and is effective in the reduction of sediment runoff and dust generation.
The installed controls require some minor amendment for improved operation and management of site water as pre the site recommendations.</td></tr></table></td></tr>
<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>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></td></tr>
<tr><td>6.</td><td>Summary of Incidents</td><td>There were no incidents recorded during the reporting period.
<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>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></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:</td></tr>
</table>

- 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. Light Vehicle movements were well below the daily limits approved in the CTMP.

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.

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	
	February – March 2025	March – April 2025
431_YLE WH4 (North BDY)	0.6	Deposited dust monitoring data was not available at the time of reporting. The April 2025 results will be included in the next report when the results are available.
431_YLE WH2 (West BDY)	2.4	
431_YLE WH2 (East BDY)	**6.7**	
431_YLE Mamre road (Centre)	3.2	

The rolling averages at all dust deposition monitoring locations remained compliant with the criterion of 4 g/m^2/month, except at location 431_YLE WH2 (East BDY), which recorded a slightly elevated value of 4.4 g/m^2/month.

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	$\mu g/m^3$	50
	Annual	$\mu g/m^3$	25
Particulates (as $PM_{2.5}$)	24 hours	$\mu g/m^3$	25
	Annual	$\mu g/m^3$	8

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

Month	Details of Exceedances	Comment
April 2025	The rolling averages for particulate matter $PM_{2.5}$ was below the limit (8µg /m^3) at all 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 monitoring locations 431_YLE WH4 (North BDY) and 431_YLE WH2 (West BDY). A minor exceedance of 29 µg/m^3 was recorded at 431_YLE WH2 (East BDY), while a higher concentration of 40 µg/m^3 was observed at 431_YLE Mamre Road (Centre).	

In relation to the Dust exceedances, Burton noted:

A total of two water carts were deployed across various locations on site. Additionally, a round of polymer binding spray was applied to several batters along the northern, eastern, and southern boundaries.

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
April 2025	• Average value of 51 dB (LAeq) at 431_YLE WH4 (North BDY) • Average value of 55 dB (LAeq) 431_YLE WH2 (West BDY) • Average value of 60 dB (LAeq) 431_YLE WH2 (East BDY) • Average value of 66 dB (LAeq) 431_YLE Mamre road (Centre)	• All recorded levels are below the 75dB – highly impacted NML • Noise levels are generally consistent with the previous reporting periods at all locations. • The nearest sensitive receivers are located approximately 390 meters (819-831 Mambre 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, accelerating the installation of final landscaping and paved surfaces to prevent dust generation.
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. **Documentation** — **Version and Date (Author)** NIL —
11.	Any meetings attended by ER	The ER has been involved in the following meetings. **Date** — **Details** NIL — N/A

<table>
<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>Performance during the month has been satisfactory. No major issues have been identified during site inspections.</td></tr>
</table>

14.

Photo	Location and comment	Resolution/Action
	Mirvac (Aspect Industrial Estate Boundary) – 14/04/2025 The geofabric bund installed prior to the commencement of topsoil stripping adjacent to the Mirvac site appears to have been removed **RECOMMENDATION** Install new control to prevent water runoff to the adjacent site in consultation with the project CPESC. Action should be undertaken prior to Easter shutdown	**OBSERVATION** **RISK MEDIUM**
	Site Compound area – 14/04/2025 Some litter was observed adjacent to the site compound **RECOMMENDATION** Clean up litter and remind all personnel of the requirement to place rubbish in the bins provided. Action should be undertaken prior to Easter shutdown.	**OBSERVATION** **RISK LOW**
	Concrete Washout – 14/04/2025 Concrete washout pit was being utilised; however, the advisory signage had fallen over. **RECOMMENDATION** Reinstate sign	**OBSERVATION** **RISK LOW**
	General – 14/04/2025 Clean water diversion has been installed through the site with rock check dissipators evenly spaced.	**OBSERVATION**

	General – 14/04/2025 Stabilisation of completed batters – ongoing activity.	**OBSERVATION**
	General – 14/04/2025 Some dust exceedances at real time monitoring location reported in the previous monthly report. Monitor is adjacent to haul road and drilling activity. No sensitive receivers near the monitor.	**OBSERVATION**
	General – 14/04/2025 Water cart in operation to control dust	**OBSERVATION**
	Sediment Basin 3 – 14/04/2025 Basin 3 outlet has been re-lined with geofabric.	**OBSERVATION**

	Lined clean water channel – 30/04/2025 The clean water diversion has now been lined and will not be formed to detain water.	**OBSERVATION**
	50/50 road works and management of water – 30/04/2025 Water is being detained in the box out and will be transferred to the adjacent on lot basin (WH2) for treatment.	**OBSERVATION**
	Interface with MIRVAC Property – 30/04/2025 Additional controls /maintenance is required in this area. Re application of polymer is required where the current treatment is breaking down. Sediment controls need to be cleared and reinstated where these have been degraded.	**OBSERVATION**
	Western extent and works at riparian – 30/04/2025 Improvements are required in this area. A bund is required to prevent water draining directly to the Riparian zone. Detained waters may then be pumped back to the on-lot basin within WH2. Areas below the bund are to be stabilised.	**OBSERVATION** **RISK MEDIUM**

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							