6 March 2026

ErSed Reference: 22004-ERMR-19-260307

Steven Avramov
Development Manager, GPT Group
Level 51, 25 Martin Place
Sydney NSW 2000, Australia

Re: SSD 10272349 - Yiribana Logistics Estate

Environmental Representative: Monthly Report (ERMR #19)

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'.*

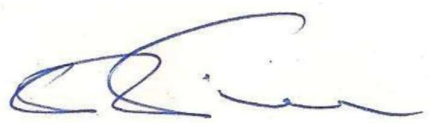
*The **Environmental Representative Monthly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.*

This report constitutes the monthly report for the period from 1 February 2026 to 28 February 2026.

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 # 19)
For the period 1 February 2026 to 28 February 2026

<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:
Detailed Earth Works.
Storm water works.
Electrical Works.
Retaining Wall Works (Piling and Keystone).</td></tr>
<tr><td>2.</td><td>Proposed upcoming construction works (where known)</td><td>The following works are expected in the next period:
Detailed Earth Works
Storm water works
Retaining Wall Works (Keystone)
Road pavement works including kerb works
Utilities (electrical & Potable Water Recycled Water Works)</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>Date</th><th>Key Observations</th></tr><tr><td>12/02/2026</td><td>Compliance of controls around the central channel was discussed with the CPESC
Maintenance is required to the basin at the western roadway
Ongoing management of sediment on roadways
Improvements are required to the inlet of the new EW basin and maintenance to the internal weir</td></tr><tr><td>24/02/2026</td><td>Permanent riparian cross drainage feature has progressed with a high standard of erosion and sediment control observed
Clean-up of subcontractor rubbish an ongoing issue</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>
<tr><td></td><td>Audits/ Inspections by Others</td><td>CPESC monthly report as required by Condition A33.

<table><tr><th>Date</th><th>Key Observations</th></tr><tr><td>12/02/2026</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 included review of controls along the Mirvac boundary, retaining wall works, culvert installation, and riparian drainage channel construction. WH1 lot has been transferred to the builder and is no longer under Burtons Contractors' control.
Main trunk drainage channel constructed and lined with fabric pending completion; rock placement and final shaping underway, with landscaping to follow.
Culverts installed with rock protection in place; batter stabilisation progressing including trimming to final design, topsoil application, and hydroseeding.
On-lot drainage directing water to HES basins, which are operating effectively for current staging and site water management.
Drainage swales fitted with check controls for energy dissipation and sediment capture; functioning effectively.
Batter stabilisation measures implemented, including hydroseeding, polymer application, and fabric protection to minimise erosion and sedimentation.
East–West Road drainage infrastructure under installation; runoff directed to western HES basin. Minor sediment removal and inlet rectification required.</td></tr></table></td></tr>
</table>

		• Dust suppression measures effective, with multiple water carts active and focus maintained on haul roads. • Site observed to be tidy, organised, and well presented with designated access routes and signage in place.
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. **Date** | **Details** NIL |
6.	Summary of Incidents	During the reporting period, no incidents were reported to the Planning Secretary. **Date** | **Details** NIL |
7.	Summary of non-compliance	There were no non-compliances identified during the reporting period. **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/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/m²/month
	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
	January – February 2026
431_YLE WH4 (North BDY)	2.7
431_YLE WH2 (West BDY)	2.9
431_YLE WH2 (East BDY)	3.2
431_YLE Mamre road (Centre)	**11.2**
431_YLE Mamre road (Centre) – Revised location	Results not received from laboratory in the report

A dust deposition exceedance was recorded at 431_YLE Mamre Road (Centre). Burton advised that the original Mamre Road (Centre) monitoring location does not accurately represent dust generated from active site works, and an additional monitoring point along the western boundary was installed to reflect the actual working area.

Burton noted that no bulk earthworks were occurring near the original Mamre Road (Centre) location, and the elevated reading at this location is likely due to light traffic along Mamre Road. The elevated reading at the revised western boundary location was likely caused by nearby bulk earthworks, haul road activities, and high winds during the monitoring period. To mitigate dust, two water carts and a road sweeper were deployed across the site as required. SiteHive units are also monitored concurrently to identify any anomalies or trends, with weather conditions closely observed during dust-generating activities. Real-time monitoring results are provided in the section below.

While annual rolling averages at all dust deposition monitoring locations remained compliant with the criterion of 4 g/m²/month, the 431_YLE Mamre Road (Centre) location recorded an exceedance of 6.8 g/m²/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	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
February 2026	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 internal roads, rehabilitation and permanent works as soon as reasonably practical
- Completion of the Christmas shutdown actions included the application of polymer spray. Further applications should be applied on an as required basis

NOISE

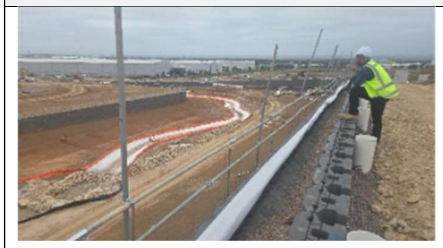
Month	Noise Levels	ER Comment
February 2026	• Average value of 44 dB (LAeq) at 431_YLE WH4 (North BDY) • Average value of 60 dB (LAeq) 431_YLE WH2 (West BDY) • Average value of 48 dB (LAeq) 431_YLE WH2 (East BDY) • Average value of 65 dB (LAeq) 431_YLE Mamre road (Centre)	• All recorded levels are below the 75dB – highly impacted NML • A minor increase in noise levels was recorded during the reporting period at all monitoring 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.

Recommendations - Noise

- Continue noise monitoring to ensure noise impacts are managed effectively.

9.	Analysis of Lesson Learnt and Opportunities for improvement	• Prioritise completion of final landscaping at the southern and western boundaries to the Riparian Zone • Prioritise and progress completion of paved surfaces and permanent landscaping to prevent dust generation. • Monitor and maintain revegetated areas that have regressed due to extreme heat conditions to ensure effective ongoing stabilisation and groundcover
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** 06/02/2026 – Mamre Road Precinct Working Group Meeting – minutes are available on request
12.	Summary of documents issued by the ER	The following documents were issued by the ER. **Documentation** / **Version and Date (Author)** NIL
13.	Closing Remarks	Environmental performance during the February 2026 reporting period remained generally compliant, with no environmental incidents, complaints, or non-compliances recorded. Erosion and sediment controls were effective, as confirmed through inspections undertaken. An elevated dust deposition reading was recorded at the western boundary during the reporting period. The elevated reading was likely caused by nearby bulk earthworks, haul road activities, and high winds during the monitoring period. Dust suppression measures and ongoing monitoring remain in place, and further review will continue during upcoming inspections. Site housekeeping and waste management practices have shown improvement; however, several routine maintenance items, rubbish removal sediment removal, minor basin repairs, and stabilisation works, require ongoing attention to maintain performance standards.

14.

Photo	Location and comment	Resolution/Action
	Central lined channel – 12/02/2026 The central swale has been shaped and lined. Sediment is accumulating within the drain. The bunds previously at the sides of the drain have been removed. **The CPESC was contacted and requested to confirm this arrangement with reference to the requirement for compliant controls for all catchments in excess of 2500m^2**	**OBSERVATION** **RISK – MEDIUM**
	Central channel – sediment controls – 12/02/2026 Sediment controls /fences have been set at the sides of the channel. Maintenance is required to the controls. See query above regarding provision of compliant controls. Maintenance of the controls is required Note sediment and turbid water within the channel invert.	**OBSERVATION**
	Northern batter to Riparian Zone – 12/02/2026 The batter to the riparian zone is yet to be stabilised or landscaped. Discussions prior to Christmas indicated that landscape works in this area were to be prioritised. **Please to confirm when this work is to progress.** Minor maintenance to the sediment controls in this area is required.	**OBSERVATION**
	Inlet to Western Hess – 12/02/2026 The inlet to the basin has been moved from the eastern end to the southern side of the forebay. The surrounds to the inlet are saturated. This area should be shaped to better formalise the path to the basin. Please confirm with the CPESC.	**OBSERVATION** **RISK LOW**

	Clean Water drain – 24/02/2026 Permanent drainage and rock scour protection has been installed.	**OBSERVATION**
	Clean Water drain – inlet – 24/02/2026 Inlet to the clean water drain was lined with geofabric and was in good condition.	**OBSERVATION**
	Dust suppression – 24/02/2026 A water cart was being utilised to suppress dust with no dust plumes observed.	**OBSERVATION**
	Sediment Basin #4 – 24/02/2026 Geofabric lining of sediment basin #4 has become damaged and requires replacement	**OBSERVATION** **RISK MEDIUM**

		Asbestos Stockpile – 24/02/2026 Parts of the asbestos stockpile have become exposed. The geofabric needs to be reinstated in these areas to ensure full coverage of the stockpile	**OBSERVATION** **RISK LOW**
		Subcontractor Rubbish – 24/02/2026 Subcontractor rubbish requires removal and is an ongoing issue that needs to be managed	**OBSERVATION** **RISK LOW**

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							