7 July 2026

ErSed Reference: 22004-ERMR-23-260707

Grant Taylor
Assistant Development Manager, GPT Group
Level 51, 25 Martin Place
Sydney NSW 2000, Australia

**Re: SSD 10272349 - Yiribana Logistics Estate**

**Environmental Representative: Monthly Report (ERMR #23)**

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'.*

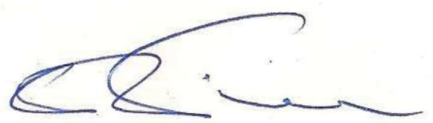
*The **Environmental Representative Monthly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.*

This report constitutes the monthly report for the period from 1 June 2026 to 30 June 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 # 23)**
**For the period 1 June 2026 to 30 June 2026**

| | | |
|---|---|---|
| 1. | Construction activities carried out during the reporting period | Construction activities are currently being performed by Burtons Civil Engineering Contractors (Burtons).<br>The following works were being undertaken during the reporting period:<br>• Detailed Earth Works.<br>• Electrical Works. (External)<br>• Minor Concrete Works<br>• Pavement Works including Seal and Asphalt<br>• Landscape Works -Street trees<br>• Fencing<br>• Landscape Works -Riparian<br>• Signage<br>• Defect Works |
| 2. | Proposed upcoming construction works (where known) | The following works are expected in the next period:<br>• Finishing Works.<br>• Landscape Works -Street trees<br>• Landscape Works -Riparian<br>• Fencing.<br>• Road Furniture including guardrail, linemarking etc<br>• Defect Works<br>• Demobilisation |
| 3. | ER activities undertaken during this reporting period. | |
| | Site inspections | During the reporting period, ER carried out the following inspections: |

| Date | Key Observations |
|---|---|
| 04/06/2026 | • Road works – asphalt pending<br>• General earthworks – completed<br>• Retaining wall works – completed<br>• Drainage works – mostly complete<br>• Building works in WH1/2 |
| 18/06/2026 | • Preparation for civil contractor completion and vacating of the site. |
| 30/06/2026 | • Preparation for civil contractor completion and vacating of the site. |

A selection of photographs taken as part of inspections is provided, with comments, at item 14.

| | |
|---|---|
| | Audits undertaken |

The following Audits were undertaken by the ER in the period.
Audits by Others is detailed at Part 4. Following:

| | |
|---|---|
| NIL | |

Please refer to Section 9 for further information.

| | | |
|---|---|---|
| | Audits/ Inspections by Others | CPESC monthly report as required by Condition A33.<br><br>**Date** \| **Key Observations**<br>11/06/2026 \| 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 a review of erosion and sediment controls and basins associated with WH3, and WH4 lots, as well as site boundaries, access roads, sediment basins, the riparian corridor, retaining wall works, culvert works, and drainage channel.<br>• Drainage channels and stormwater infrastructure were observed to be operational, effectively directing clean and site water to HES basins for treatment.<br>• Temporary check dams, sediment fencing and drainage swale controls were installed and functioning effectively to minimise erosion and capture sediment.<br>• Batter stabilisation works, including hydroseeding, are progressing, with completion of batters and landscaping remaining a priority to reduce sediment generation.<br>• Tree planting has commenced along the 50:50 roadway and east-west road as part of site rehabilitation.<br>• The site was observed to be tidy and well maintained, with designated access routes, signage and effective housekeeping.<br>• Minor maintenance of the east-west basin, including sediment removal and basin inlet rectification, was identified. |
| 4. | Summary of Community Consultation | The CCS includes the register of consultation and communication for the Project.<br>A summarised extract for the reporting period is provided as Attachment 1. |
| 5. | Summary of Complaints | During the reporting period, no complaints were received.<br><br>**Date** \| **Details**<br>NIL \| |
| 6. | Summary of Incidents | During the reporting period, no incidents were reported to the Planning Secretary.<br><br>**Date** \| **Details**<br>NIL \| |
| 7. | Summary of non-compliance | There were no non-compliances identified during the reporting period.<br><br>**Date** \| **Details**<br>NIL \| |
| 8. | Evaluation of Environmental Performance | The ER's evaluation of Environmental Performance is based on:<br>• Review of monitoring data for dust, noise and traffic<br>• Review of complaints and incidents<br>• Monthly CPESC Audit report<br>• Stakeholder feedback<br>• ER site inspections.<br><br>Further discussion of environmental performance is presented below.<br><br>**TRAFFIC**<br><br>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:<br>- Light Vehicle: 570 movements<br>- Heavy Vehicle: 550 movements<br>AM Peak: (07:00 – 08:00)<br>PM Peak: (14:00 – 15:00)<br>(15:00 – 16:00)<br>Approved traffic volumes described in the CTMP are as follows:<br>- 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/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 |
|---|---|
| | April – May 2026 |
| 431_YLE WH4 (North BDY) | 1.9 |
| 431_YLE WH2 (West BDY) | **8.1** |
| 431_YLE WH2 (East BDY) | 2 |
| 431_YLE Mamre road (Centre) | 0.3 |
| 431_YLE Mamre road (Centre) – Revised location | 6 |

Annual rolling average dust deposition levels remained compliant with the criterion of 4 g/m$^2$/month at two monitoring locations. Exceedances were recorded at 431_YLE Mamre Road (Centre) (7.3 g/m$^2$/month), and 431_YLE WH2 (West Boundary) (5.3 g/m$^2$/month).

There are no bulk earthworks occurring in the vicinity of the Mamre Road (Centre) monitoring location. Elevated dust levels at the West Boundary were likely associated with nearby construction activities, including landscaping, kerb and gutter works, riparian corridor works, fencing, dewatering operations and drainage installation.

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.

**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 |
|---|---|---|
| June 2026 | Rolling average $PM_{2.5}$ concentrations remained below the reporting criterion of 8 µg/m³ at all monitoring locations during the reporting period were recorded. | • Any increase will be monitored over the coming month, and if further increases are observed, additional dust measures may need to be implemented. |
| | Rolling average $PM_{10}$ concentrations remained below the 25 µg/m³ limit at all monitoring locations were recorded. | |

**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
- Stabilisation of any exposed surfaces and stockpiles prior to side demobilisation

**NOISE**

| Month | Noise Levels | ER Comment |
|---|---|---|
| June 2026 | • Average value of 55dB (LAeq) at 431_YLE WH4 (North BDY) | • All recorded levels are below the 75dB – highly impacted NML<br>• Noise levels recorded were consistent with the previous reporting period.<br>• The nearest sensitive receivers are located approximately 390 meters (819-831 Mamre Road) from the project site boundary.<br>• 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 62dB (LAeq) 431_YLE WH2 (West BDY) | |
| | • Average value of 42 dB (LAeq) 431_YLE WH2 (East BDY) | |
| | • Average value of 67 dB (LAeq) 431_YLE Mamre road (Centre) | |

**Recommendations - Noise**

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

| | | |
|---|---|---|
| 9. | Analysis of Lesson Learnt and Opportunities for improvement | • Finalise outstanding erosion and sediment controls, including the WH4 perimeter swales and minor maintenance of the East-West basin.<br>• Prioritise completion of landscaping and stabilisation works, particularly within the riparian corridor and exposed batters.<br>• Continue dust suppression measures and expedite permanent stabilisation works to minimise dust generation at the West Boundary and Mamre Road Centre.<br>• Ensure environmental controls, drainage infrastructure and basins are maintained and appropriately handed over during project demobilisation |
| 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.<br>**Documentation** / **Version and Date (Author)**<br>NIL |
| 11. | Any meetings attended by ER | The ER has been involved in the following meetings.<br>**Date** / **Details** |
| 12. | Summary of documents issued by the ER | The following documents were issued by the ER.<br>**Documentation** / **Version and Date (Author)**<br>NIL |

| | | |
|---|---|---|
| 13. | Closing Remarks | The project continued to progress towards practical completion during June 2026, with works focused on landscaping, paving and defect rectification. No complaints, reportable incidents or non-compliances were recorded during the reporting period. Overall, environmental management remained satisfactory, with the project continuing to comply with the Conditions of Approval. Stabilisation of the site prior to demobilisation is a focus area for July.<br><br>The ER acknowledges the ongoing commitment of Burtons Contractors to maintaining environmental performance while progressing the site towards completion. |

14.

| Photo | Location and comment | Resolution/Action |
|---|---|---|
|  | <u>Central clean water drainage – 04/06/2026</u><br>The central riparian zone is being progressively topsoiled and landscaped. Jute mesh is being secured over the topsoil and planted. | **OBSERVATION** |
|  | <u>Inlet area – East West basin – 04/06/2026</u><br>Maintenance is required to the fabric over the surface in this location. | **OBSERVATION** |
|  | <u>East west basin – outlet channel – 04/06/2026</u><br>Water within the basin main bay is clear.<br>The outlet channel is stable however it is sediment stained. – this may be due to sediment from the underside of the fabric. It is suggested that this is re lined / or additional layer installed prior to the site being vacated. | **OBSERVATION** |
|  | <u>WH4 – 18/06/2026</u><br>The ESCP for WH4indicates:<br>• a central swale is provided<br>• swales/diversion drains are provided at the northern, southern and western perimeters to engage the chute to the WH4 HES Basin.<br>• these swales are not in place.<br>Please review and confirm these works against the specified works.<br>These swales need to be put in place or the ESCP changed to provide an alternative and appropriate control. | **OBSERVATION**<br>**ONGOING** |

| | | |
|---|---|---|
|  | Inlet to WH4 basin – 18/06/2026<br>Please confirm the drainage provided to this point.<br>Drainage indicated on the ESCP is not evident on site. | **OBSERVATION**<br>**For conformation** |
|  | WH3 – Perimeter drainage – offsite – 18/06/026<br>The clean water drain has been shaped at the northern boundary to LOT3. The surface to the wall has been secured with fabric. The channel is exposed at the eastern perimeter and is let to connected to the clean water/riparian channel to the south. | **OBSERVATION** |
|  | Central clean water drain – 18/06/2026<br>Polymer is intact over the surface to WH2. | **OBSERVATION** |
|  | Basin surrounds – SW corner – 18/06/2026<br>The sediment fences at the south of the exposed area will direct water to the drain/outlet from the basin.<br>Returns and checks should be considered to control the site water directed to the west.<br>Stabilisation of the exposed areas should be scheduled. | **OBSERVATION** |
|  | Landscaping to Riparian Corridor – 18/06/2026<br>Landscape works to the riparian corridor are commencing – topsoil is being spread over the batter.<br>Sediment controls are to be maintained at the base of the batter's pending completion of landscaping. | **OBSERVATION** |

**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 | | | | | | | |