6 March 2026

ErSed Reference: 25024-ERMR-04-260307

Nico Tjen
Director, Icon Oceania Kemps Development Pty
10/350 Kent St, Sydney, NSW 2000

Re: SSD 23480429 – Westgate Industrial Estate at 253-267 Aldington Road, Kemps Creek

Environmental Representative: Monthly Report (ERMR #04)

Condition of Approval A48(k) for SSD 23480429 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 Repor****t 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 A48 (k) of the Development Consent and covers the period from 1 February 2026 to 28 February 2026.

The following report is to be provided to the Planning Secretary in response to this direction.

Please contact me if you require further information.

Sincerely,

Richard Peterson

Associate, ErSed Environmental Pty Ltd
Environmental Representative for SSD 23480429

SSD 23480429 – Westgate Industrial Estate
253-267 Aldington Road, Kemps Creek
Environmental Representative Monthly Report (ERMR #04)
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 of Westgate Industrial Estate are currently being performed by Simmons Civil Contracting (Simmons). The following works were being undertaken during the reporting period:
The following works were being undertaken during the reporting period:
<u>Main construction Simmons</u>
• Unsuitable Fill works
• Earthworks</td></tr>
<tr><td>2.</td><td>Proposed upcoming construction works (where known)</td><td>The following works are expected in the next period:
<u>Main construction Simmons</u>
• Re-establishment of site compound
• Unsuitable Fill works
• Earthworks</td></tr>
<tr><td>3.</td><td colspan="2">ER activities undertaken during this reporting period.</td></tr>
<tr><td>3 (a)</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 colspan="2">Simmons</td></tr>
<tr><td>06/02/2026</td><td>• Site inspection conducted with the Project CPESC and Simmons Civil site representatives.
• Earthworks are progressing, with noteworthy dust minimisation practices observed.
• Actions were agreed to minimise potential run-on from offsite and to maintain existing controls around the clean water diversion.
• Stabilisation of the site entry is required as noted in previous inspections</td></tr>
</table>
A selection of photographs taken as part of inspections is provided, with comments, at section 15.</td></tr>
<tr><td>3 (b)</td><td>Audits undertaken</td><td>No audits were undertaken during the reporting period.</td></tr>
<tr><td>4.</td><td>Audits/
Inspections by Others</td><td>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 colspan="2">Simmons</td></tr>
<tr><td>06/02/2026</td><td>An Erosion and Sediment Control Inspection was conducted by a Certified Professional in Erosion and Sediment Control (CPESC), Tim Michel, Associate Technical Director – Urban Water Management, CPESC No. 11555, of AT&L.
• Installation of a sediment fence along the southern edge of the clean water diversion channel is required to prevent sediment ingress.
• The interim shaker grid at the exit point is insufficient; it must be upgraded to a permanent wash bay to prevent mud being tracked onto public roads
• Sediment Basin 3 (SB3): Multiple actions required including placing rock armour at inlets to prevent scour, stabilising informal access tracks, and installing a sediment depth marker.
• Minor adjustments are required to the clean water diversion drain, including securing geofabric and improving the downstream transition to a level spreader.
Based on the inspection findings, the site was considered to be generally compliant with erosion and sediment control (ESC) requirements for the current stage of works, subject to completion of the identified corrective actions and ongoing maintenance in accordance with the approved Erosion and Sediment Control Plan (ESCP).</td></tr>
</table></td></tr>
<tr><td>5.</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>
</table>

6. Summary of Complaints

No complaints were received during the reporting period.

Date	Details
NIL	

7. Summary of Incidents

During the reporting period, no incidents were reported to the Planning Secretary.

Date	Details
NIL	

8. Summary of Non-Compliances

During the reporting period, no non-compliances were reported to the Planning Secretary.

Date	Details
NIL	

9. 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.

NOISE

Month	Noise Levels	Comments
Simmons		
February 2025	Noise levels during the reporting period ranged between 55 dB(A) and 74 dB(A) LAeq.	• All recorded noise levels were below the highly impacted Noise Management Level (NML) of 75dB(A).

Recommendations – Noise

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

Dust Sampling was conducted in accordance with the Construction Air Quality Management Plan (CAQMP).

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.

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

A summary of results for the reporting period is provided below:

Month	Details of Exceedances	Comments
Simmons		
February 2025	NIL	• The rolling averages for particulate matter PM2.5 was below the limit (8µg /m^3) during the reporting period.

			NIL	• The rolling averages for particulate matter (PM10) was below the limit (25µg /m3) during the reporting period. • It was reported that additional actions implemented during high wind periods include an increase in water cart sprays and reduced vehicle speeds.

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:

- Planned and focused application of water on designated haul routes.
- 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

TRAFFIC

The CTMP plan approved construction site traffic restrictions per day (7:00 am to 6:00 pm).

It was reported that no heavy vehicle movements occurred during the February 2026 reporting period.

Recommendations - Traffic

- Continue to monitor and manage on site with regular toolbox talks with new suppliers and subcontractors to site identifying the importance of following the CTMP code of conduct.

10. Analysis of lesson learnt and opportunities for improvement

Areas for improvement are noted as follows:

- Timeliness of completion of closeout of ER inspection actions
- The content and focus of CPESC inspections should be reviewed so they satisfy the requirements of Condition B21 (d), which requires an audit rather than a routine inspection

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
06/02/2026	Mamre Road Working Group Meeting – minutes 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

Based on site inspections, review of monitoring data, CPESC reports, the ER considers the project to be performing satisfactorily from an environmental management perspective during the February 2026 reporting period. Erosion and sediment controls were observed to be generally effective and operational, with no incidents, complaints, or non-compliances reported.

Minor maintenance and improvement items identified during inspections are considered routine for the current stage of works and are being appropriately managed by the contractor. Opportunities for improvement have been identified in item 10 above.

15.

Photo	Location and comment	Resolution/Action/Project Response
Simmons		
	<u>Main Access gate – 06/02/2026</u> Stabilisation of the site access requires improvement. It is acknowledged that the adjacent site earthworks present difficulty for ensuring departing vehicles travel on stabilised ground. It was discussed that the progress of the adjacent roadworks is now advanced to the point where formal gate arrangements can be implemented with wheel wash facility and stabilised materials. CB described the type of wheel bath proposed to be constructed. **Recommendation** Expedite establishment of site access/egress with the adjoining project in compliance with approved ESCP & Stabilised Site Access Detail. Noting this observation was discussed during the 22/1/26 site inspection, this should now be implemented as a priority.	**OBSERVATION** Photographic evidence has been provided to the ER demonstrating the recommendation has been implemented. Further verification to be provided at the next ER inspection.
	<u>Temporary access track adjacent Basin – 06/02/2026</u> There is a risk that additional run-on water from adjoining lands on the southern boundary may contribute to the site catchment, beyond the calculated areas used to determine basin volumes. Evidence of this is suggested by the boggy un-trafficable condition of the temporary access track adjacent Basin 3. This presently limits ready access to the basin spillway. **Recommendation** Consult with CPESC and review boundary controls to prevent or minimise run-on waters that would otherwise create additional hydraulic & sediment loads on existing site controls including drains & basin capacities.	**OBSERVATION** **RISK – LOW** **ER's OBSERVATION on 19/02/2026** The ER verified construction of new bunding and much berms placed along this section of the boundary. Note: Continued vigilance will be required to manage this risk due to dynamic changes to the stability of the groundcover in the adjacent property. Areas along this boundary were observed with the same risk. See Action 3 for this inspection

	Basin 3 spillway – 06/02/2026 There is a risk that the clean water flows from the CWD could be impacted by site soils that are not yet fully stabilised after construction of the basin 3 and CWD bunding. **Recommendation** Consult with CPESC re: design vs as-built controls to ensure clear delineation between clean water flows, spillway discharges and turbid flows that are not yet effectively channelled into the basin.	**OBSERVATION** **RISK - LOW**
	Dust management – 06/02/2026 During the inspection, with predicted very high temperatures, the risk of dust generation was high. A water cart was observed wetting haul routes and Moxy haulage speeds were restricted to ensure dust minimisation when transporting fill to the active pad and compaction area.	**OBSERVATION**
	Clean Water Diversion Drain – 06/02/2026 There is a risk that the clean water flows from upstream may become turbid and damage the lining of the CWD where previous damage to the CWD has occurred if not repaired properly. **Recommendation** Consult with CPESC re: design vs as-built drainage lining to ensure permanent clean water flows, i.a.w detail SD5-7 & the approved ESCP.	**OBSERVATION** **RISK - MEDIUM**
	Southern boundary 2 – 19/02/2026 There is a risk that sediment laden site runoff flowing along the southern boundary could bypass the sediment basin, under the current levels, and overflow from the informal sediment trap below the basin wall, on the southern side into the “clean water” vegetated zone” in Lot 2. Simmons Civil proposed to install a series of mulch traps. It was agreed that this proposal should be confirmed with the project CPESC, however appeared a reasonable solution at this stage, until changes in site levels are achieved.	**OBSERVATION** **RISK - LOW**
	Lot 2 & Clean Water Drain Outlet – 19/02/2026 An informal “sediment trap” was constructed during construction of the main basin and basin wall / spillway. This serves an important function for sediment retention during stabilisation of ground disturbed during early works. There is a need to improve delineation between this temporary site control and the main Clean Water Drain (CWD). **Recommendation** i) Consult with CPESC re: Suitable controls around existing straw bales and CWD.	**OBSERVATION** **RISK - MEDIUM**

	ii) Establish stabilisation in all areas below Basin 3 as quickly as possible. It was discussed that mulch is likely to for an adequate form of ground-cover iii) Ensure all earthworks including stockpiles are sealed up and vegetated promptly, with potential runoff diverted into Basin 3 where possible	
	<u>Clean Water Diversion Drain 1 – 19/02/2026</u> Additional high-vis silt fencing and flagging has been installed between the CWD and the work area. This serves as excellent delineation between the work area and the NoGo "Clean Water" Zone, in addition to adding an extra control to prevent water quality impacts	**OBSERVATION**
	<u>Clean Water Diversion Drain 4 – 19/02/2026</u> New work areas on adjacent development to the North, upslope of the CWD present a risk of fast flowing, turbid water potentially flowing into the CWD, impacting water quality. It is the legal responsibility of each site to manage their own "dirty water" run-off, preventing it from becoming the adjoining sites 'run-on' problem to deal with. **Recommendation** Liaise with neighbouring contractor and make arrangements to ensure run-on water is prevented from accessing the Westgate site. Consult with CPESC re: Suitable site controls. This may include lining disturbed areas with geofabric or similar to minimise turbid runoff, installation of silt fencing, dirty water drains, or sediment trap/sumps/basin.	**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	Status
NIL							