

7 May 2026

ErSed Reference: 25024-ERMR-06-260507

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 #06)

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 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 A48 (k) of the Development Consent and covers the period from 1 April 2026 to 30 April 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 #06)
For the period 1 April 2026 to 30 April 2026



1.	Construction activities carried out during the reporting period	Construction of Westgate Industrial Estate are currently being performed by Simmons Civil Contracting (Simmons). The following works were being undertaken during the reporting period: <u>Main construction Simmons</u> - Box out subgrade for roads - Started boxing out trunk drainage - chainage 288-489 - Bulk Earthworks Lot1C – Unsuitable (mixing with import)						
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: <u>Main construction Simmons</u> - Box out subgrade for roads - Started boxing out trunk drainage - chainage 288-489 - Bulk Earthworks Lot1C – Unsuitable (mixing with import)						
3.	ER activities undertaken during this reporting period.							
3 (a)	Site inspections	During the reporting period, ER carried out the following inspections: <table><thead><tr><th>Date</th><th>Key Observations</th></tr></thead><tbody><tr><td>09/042026</td><td> - Significant improvements were observed on site in relation to erosion and sediment controls around the clean water drain, site boundary and stabilisation of areas previously highlighted where ongoing riling had been observed. - Earthworks progressing with management of unsuitable material and importation of rocky fill materials. - One public complaint regarding dust has been recently made to DPHI. The complainant is located nearby the Westgate project and three other civil projects. Two Departmental representatives were in attendance to inspect the site and meet the resident following the site inspection. - The ER has not yet received documents requested in the previous report. </td></tr><tr><td>23/04/2026</td><td> - DPHI were present during the site inspection key issues raised by DPHI included dust and asbestos containment - The ER has not yet received documents requested in the previous report. - Meeting to be set up with CPESC to discuss key issues including ERSED controls around asbestos containment area, monthly CPESC Reports/Audits - Unexpected finds to be reported to DPHI in accordance with Condition B57 - Site contamination Auditor requested to issue interim statement relating to the suitability of current environmental controls around asbestos containment cell </td></tr></tbody></table> A selection of photographs taken as part of inspections is provided, with comments, at section 15.	Date	Key Observations	09/042026	- Significant improvements were observed on site in relation to erosion and sediment controls around the clean water drain, site boundary and stabilisation of areas previously highlighted where ongoing riling had been observed. - Earthworks progressing with management of unsuitable material and importation of rocky fill materials. - One public complaint regarding dust has been recently made to DPHI. The complainant is located nearby the Westgate project and three other civil projects. Two Departmental representatives were in attendance to inspect the site and meet the resident following the site inspection. - The ER has not yet received documents requested in the previous report.	23/04/2026	- DPHI were present during the site inspection key issues raised by DPHI included dust and asbestos containment - The ER has not yet received documents requested in the previous report. - Meeting to be set up with CPESC to discuss key issues including ERSED controls around asbestos containment area, monthly CPESC Reports/Audits - Unexpected finds to be reported to DPHI in accordance with Condition B57 - Site contamination Auditor requested to issue interim statement relating to the suitability of current environmental controls around asbestos containment cell
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3 (b)	Audits undertaken	No audits were undertaken during the reporting period.						
4.	Audits/ Inspections by Others	A summary of the observation from CPESC monthly reports prepared is provided below. <table><thead><tr><th>Date</th><th>Key Observations</th></tr></thead><tbody><tr><td>29/04/2026</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. - The trunk drainage channel has not yet been connected to sediment basin SB03. Until the culverts beneath Road 02 are completed, the area will continue to function as an informal sediment basin and will require ongoing monitoring by Simmons. - Although water levels were low at the time of inspection, sediment was observed within the clean water diversion. This is likely due to runoff from </td></tr></tbody></table>	Date	Key Observations	29/04/2026	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. - The trunk drainage channel has not yet been connected to sediment basin SB03. Until the culverts beneath Road 02 are completed, the area will continue to function as an informal sediment basin and will require ongoing monitoring by Simmons. - Although water levels were low at the time of inspection, sediment was observed within the clean water diversion. This is likely due to runoff from		
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		external catchments to the north and east. Ongoing monitoring by Simmons is required to assess any further accumulation. - No rainfall was recorded in the five days prior to the inspection, with only 10 mm recorded during April. As a result, erosion and sediment control measures have not been significantly tested under wet weather conditions. - ESCP measures were generally compliant at the time of inspection. Additional controls, including rock check dams, are to be incorporated into a revised ESCP, scheduled for submission by the end of May.									
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	One compliant received during the reporting period. <table><tr><th>Date</th><th>Details</th></tr><tr><td>08/04/2026</td><td>A complaint was received by DPHI from a neighbouring property owner regarding dust emissions from the Westgate site.</td></tr></table>	Date	Details	08/04/2026	A complaint was received by DPHI from a neighbouring property owner regarding dust emissions from the Westgate site.					
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08/04/2026	A complaint was received by DPHI from a neighbouring property owner regarding dust emissions from the Westgate site.										
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 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 <table><tr><th>Month</th><th>Noise Levels</th><th>Comments</th></tr><tr><td colspan="3">Simmons</td></tr><tr><td>March 2026</td><td>Noise levels during the reporting period ranged between 55 dB(A) and 68 dB(A) LAeq.</td><td> - All recorded noise levels were below the highly impacted Noise Management Level (NML) of 75dB(A). </td></tr></table> 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.	Month	Noise Levels	Comments	Simmons			March 2026	Noise levels during the reporting period ranged between 55 dB(A) and 68 dB(A) LAeq.	All recorded noise levels were below the highly impacted Noise Management Level (NML) of 75dB(A).
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March 2026	Noise levels during the reporting period ranged between 55 dB(A) and 68 dB(A) LAeq.	All recorded noise levels were below the highly impacted Noise Management Level (NML) of 75dB(A).									

		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 colspan="3">Simmons</td></tr><tr><td rowspan="2">April 2026</td><td>NIL</td><td> - The rolling averages for particulate matter PM2.5 was below the limit (8µg /m³) during the reporting period. </td></tr><tr><td>NIL</td><td> - The rolling averages for particulate matter (PM10) was below the limit (25µg /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: - 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. - Minisiming vehicle speed to ensure dust is not generated from vehicle movements - 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 March 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.	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	Month	Details of Exceedances	Comments	Simmons			April 2026	NIL	The rolling averages for particulate matter PM2.5 was below the limit (8µg /m³) during the reporting period.	NIL	The rolling averages for particulate matter (PM10) was below the limit (25µg /m3) during the reporting period.
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10.	Analysis of lessons learnt and opportunities for improvement	Areas for improvement are noted as follows: - Timeliness of completion of closeout of ER inspection actions including requests for information - 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. Reports submitted to date are therefore non-compliant with the requirements of Condition B21. A meeting has been arranged to discuss requirements of the consent conditions - Submission of CPESC reports to the ER to allow review and verification prior to submitting the monthly ER report (this report)																													
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																										
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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>21/04/2026</td><td>Mamre Road Precinct Working Group Meeting</td></tr></table>	Date	Details	21/04/2026	Mamre Road Precinct Working Group Meeting																									
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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																										
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14.	Closing Remarks	Overall, the site was found to be generally compliant with the applicable environmental requirements during the reporting period. Noticeable improvements in erosion and sediment controls were observed, particularly in relation to the clean water diversion and stabilisation of previously identified risk areas. One complaint regarding dust emissions was received during the reporting period. This was followed by a site meeting with DPHI and the neighbouring resident. Key items requiring resolution include: • Update and re-submit to the ER for review and endorsement, the Soil and Water Management Plan to account for dirty water entering the clean water drain from adjacent construction site (s). • Confirmation of erosion and sediment controls (by the CPESC) for areas where asbestos materials have been retained on site to ensure asbestos does not migrate off site. • Provision of information to the ER as requested as noted in site inspection reports. • Request for an interim audit statement from the Site Contamination land Auditor regarding the suitability of current arrangements for asbestos storage until the site is fully sealed and operational.
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15.

Photo	Location and comment	Resolution/Action/Project Response
	<u>Clean Water Diversion Drain 3 – 19/02/2026</u> In some locations along the CWD, it appears dispersive soils above the geofabric lining may be exposed to rainfall, risking potential for water quality impacts within the CWD. Recommendation Consult with CPESC re: ongoing stabilisation measures. Note 1: establishment of ground covers via vegetation (seed) or Erosion Control Products (ECPs) were discussed as potentially effective. Note 2: The approved ESCP Drawing SHEET 4 provides “L.2 – DRAIN LINING: a. Seeding& VITAL P47 (or Stonewall) + Jute Matting. C – Seeding to be a combination of cover crop (Japanese millet for Summer months) and a suitable perennial (long term) local native grass mix.” & “N 2.d) – All exposed surfaces of high-risk areas (ie: steep slopes, batters, surfaces not draining to sediment basins and works in/near waterways and flow areas) will be stabilised with temporary spray-on soil stabilising agents, geotextile or black plastic (securely pinned or equivalent)”. Also refer to Table 1 (SHEET 6) – Stabilisation Requirements and Treatment Methods – During Construction (Temporary Stabilisation)	OBSERVATION RISK - MEDIUM ER’s Observation on 12/03/2026: The maintenance and stabilisation of the clean water drain appears to be an ongoing issue. Some rolling of the embankment was observed with geofabric needing re -instatement in areas where it had become displaced Refer to item 13 for further details. STATUS OPEN ER’s Observation on 26/03/2026: Hand spread seed is germinating; however, rill erosion still appears active. Implementation of enhanced erosion controls as per ESCP Notes “high risk areas” is required as a priority. Simmons comments: Geofab will be placed on all exposed areas shown. To be closed out by 02/04/2026. ER’s Observation on 09/04/2026: The ER verified that the area of risk has been covered with additional geofabric. STATUS CLOSED
	<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 ER’s Observation on 12/03/2026: Discussion with SCC/RPI and DPPI on site. Noting the ESCP is required to be amended for ER endorsement and re - submission to DPPI for approval noting any changes to address water discharges from adjacent sites. Refer to item 10 for further details STATUS OPEN ER’s Observation on 26/03/2026: Significant improvement of controls was observed around the Clean Water Drain on the Westgate earthworks side and adjacent culvert works. Risk of sediment pollution from northern neighbouring site basin wall including spillway (with no scour protection) is still evident. No ESCP amendment received by the ER for verification as yet.

		STATUS OPEN Simmons comments: CPESC to attend site on Thursday 02/04/2026 to suggest suitable site controls. Liaising with AWJ to install a silt fence/bund to prevent their run off from entering our site. ER's Observation on 09/04/2026: Area appears newly stabilised. No ESCP amendment received by the ER for verification as yet. STATUS CLOSED
	<u>Clean Water Drain – 12/03/2026</u> Some evidence of embankment riling on the high side of the clean water drain observed with the potential for contamination of clean water. Challenges with topsoil re growth was discussed. Recommendation Consult with the CPESC and implement appropriate form of stabilisation	OBSERVATION RISK - MEDIUM ER's Observation on 26/03/2026: This is the same issue as above & relates to the exposed soil properties & erodibility. Erosion is still active above the clean water drain & a more robust solution is required, suitable for the life of the project. STATUS OPEN Simmons comments: Exposed area to be spray grassed/geofab. CPESC to review these controls once completed. To be closed out 09/04/2026 (pending availability). ER's Observation on 23/04/2026: Geofabric material has been placed above the clean water drain and appears to be an effective measure to prevent contamination of the CWD STATUS CLOSED
	<u>Sediment Basin – 12/03/2026</u> Risk of unauthorised discharge of sediment water off site was discussed with potential consequences noted. A permit to pump system is in place. Recommendation Install advisory signage noting the mandatory requirement for a permit to pump. Review and update site induction and training materials as required.	OBSERVATION RISK - MEDIUM ER's Observation on 09/04/2026: The main sediment basin appeared to contain significant volume of capacity. We discussed water treatment practices, along with testing and permit procedures. Recommendation Consult CPESC and ensure diversions as required by them. Maintain vigilance along the southern boundary to ensure the adjoining site is not contributing additional sediment laden water that has not been calculated for. STATUS OPEN
	<u>Containment Cell – 26/03/2026</u> The approved Unexpected Contamination Finds Procedure has been implemented with materials quarantined, awaiting test results from the project Certified Practitioner (Site Contamination). NB: Where excavation is deemed safe, best practice is to stockpile within a bunded area and cover to prevent spread of potential contaminants via rainfall runoff or airborne dust, prior to confirmation of recommendations for management and disposal, which require additional approval from the Independent Site Auditor appointed under Condition B51. Recommendation 1	OBSERVATION Simmons comments: As per testing, results for TRH, PAH, BETX and heavy metals have returned below the remedial acceptance criteria as per EGA consultant. ER's Observation 09/04/2026: The cell area appears well compacted and stabilised, however previous recommendations require response / close out. It is recommended the CPESC review management of run-on and run-off water controls in this area, to prevent mobilisation of potentially hazardous/contaminated materials during the construction phase. ER's Observation on 23/04/2026: STATUS OPEN

	Ensure potentially contaminated materials are managed in liaison with the consultant appointed under Condition B52 and confirm recommended safe practice for stabilisation or sealing of active cell area and potentially contaminated stockpile. Recommendation 2 Document each step of implementing the Isolated Finds Procedure to prepare reporting for submission to DPHI within 6 weeks of the find, in accordance with Condition B57. Recommendation 3 Recommend SCC deliver a toolbox talk to raise field staff awareness of the risk of potential illegal tipping during the fill import phase, especially for the duration of the cell being 'open'. Include awareness of Condition B67: "Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal."	
	<u>Previously disturbed land in Lot 2 – 26/03/2026</u> Mulch material has been placed to stabilise the area in Lot 2 used for desludging the old farm dam. Erosion risk is now significantly reduced, however turbid water pooled in the sediment trap below the basin may be able to mix with clean water flows that have been diverted around the site. Recommendation: Consult CPESC and consider installation of additional filtration control, to ensure no direct mixing of site water and diverted upstream water, without passing through a control at this location.	OBSERVATION RISK – LOW Simmons comments: Sandbags were placed in between the clean water drain and the basin catchment to ensure no mixing of site water and diverted upstream water. CPESC to review these controls. 
	<u>Main Access gate – 09/04/2026</u> A two-staged site egress is in place, with wheel wash and two shaker grids, both appearing in a maintained manner. Site access appeared well stabilised during the inspection with vehicles utilising the nominated egress point. No wheel tracking observed.	OBSERVATION

	<u>Clean Water Drain – 09/04/2026</u> Continued improvement to controls around the clean water drain (CWD) were observed and actions from last Inspection Note 9 were verified as closed. Recommendation Areas of the adjacent site sediment basin should be stabilised near culvert batter as a priority with ongoing monitoring to ensure no turbid water runoff is allowed to enter the CWD.	OBSERVATION RISK – LOW ER's Observation on 23/04/2026: STATUS OPEN
	<u>Asbestos Containment Area – 23/04/2026</u> Flagging was placed to prevent access to the asbestos containment area	OBSERVATION
	<u>Sediment Basin Dewatering – 23/04/2026</u> Sediment basin was being dewatered at the time of the inspection. The water appeared to be clear with no observations of discolouration. It was noted that the inlet to the pump was placed on a milk crate to prevent it from discharging bottom sediment. It was noted that the permit to pump was obtained prior to the pumping occurring.	OBSERVATION
	<u>Clean Water Drain – 23/04/2026</u> Additional geofabric material was installed along the upper side of the clean water drain to prevent rilling and minimise contamination.	OBSERVATION

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
08/04/2026	Wastegate	In	A complaint was received by DPHI from a neighbouring property resident	Resident of 253-267 Aldington Road, Kemps Cree	Dust emissions from the Westgate site.	A meeting between the neighbour, DPHI, and Simmons was held on 9 April 2026 at the neighbour's property. Following the meeting, DPHI issued an RFI on 17 April 2026 for the civil contractor to respond to. DPHI did not raise any concerns regarding the construction of the civil works on site. The RFI remains open, with further discussions ongoing between DPHI and the contractor regarding the submitted responses.	OPEN