7 July 2026

ErSed Reference: 25024-ERMR-08-260707

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 #08)

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 June 2026 to 30 June 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 #08)
For the period 1 June 2026 to 30 June 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:
<u>Main construction Simmons</u>
Excavate Basin 1
Complete Post & Sleeper Retaining Walls
Install Culverts
Road 1 Subgrade Replacement & SMZ</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>
Complete Sewer
Commence Stormwater
Fill Basin 1
SMZ Road 2</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, the ER carried out the following inspections:<table><tr><th>Date</th><th>Key Observations</th></tr><tr><td>04/06/2026</td><td>Amendments to the major sediment control layout, including basin configuration, were discussed on site. As these changes depart from the approved plan, they will require ER endorsement and DPHI approval, supported by updated catchment and flow calculations, including consideration of runoff from adjacent sites. (ER Note: the updated ESCP has now been submitted and is under review by the ER)</td></tr><tr><td>18/06/2026</td><td>Proposed amendments to the major sediment control layout, including basin configuration and relocation, were discussed on site with Department representatives. As these changes depart from the approved design, they will require ER endorsement and DPHI approval, supported by updated catchment and flow calculations, including consideration of runoff from adjacent sites.
The spill kit in the main compound was observed to contain litter. Improved signage and/or relocation of the spill kit, together with additional waste bins, is recommended to improve housekeeping and prevent contamination of spill response equipment.</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>01/07/2026</td><td>An inspection was completed by a Certified Professional in Erosion and Sediment Control (CPESC) from AT&L on 1 July 2026. The inspection assessed site conditions during the June 2026 reporting period.
The site was generally compliant with the approved Erosion and Sediment Control Plan (ESCP) during the inspection on 1 July 2026.
The clean water diversion channel remained generally well maintained, with only minor ponding of clean water observed.
Unsuitable material from the legacy farm dam has been placed on Lot 1A for drying and blending, with containment measures minimising the risk of off-site runoff.
The automated wheel wash has been relocated to facilitate Road 01 construction. The approaches require stabilisation with concrete or ballast.</td></tr></table></td></tr>
</table>

		• The southern boundary mulch strip and sediment fence were functioning effectively, with no evidence of sediment migration. An updated ESCP includes an additional bund to further reduce clean water run-on from the adjacent property. • Sediment Basin 03 was approximately half full and is to continue operating in accordance with the approved ESCP. • Ponding was observed within the retaining wall excavation following recent rainfall. The adjacent bund should be raised to prevent dirty water entering the clean water diversion while excavation remains open.
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	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, a non-compliance was identified. **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		
June 2026	Noise levels during the reporting period ranged between 55 dB(A) and 79 dB(A) LAeq.	• All recorded noise levels remained below the highly impacted Noise Management Level (NML) of 75 dB(A), except for several isolated peak events of up to 79 dB(A). • Noise levels at CH8074 increased during the reporting period but remained generally consistent with those recorded in the previous reporting period.

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		
June 2026	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.

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).

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 lessons learnt and opportunities for improvement	Areas for improvement are noted as follows: • Housekeeping can be improved with litter observed on site and within spill kit bins • The updated ESCP has been issued to the ER for review as per previous reports.
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
16/06/2026	Mamre Rd 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	Overall environmental performance is assessed as generally satisfactory based on inspections, monitoring data, and CPESC findings. ER inspections identified proposed ESCP amendments to sediment basin layout and relocation, which require ER endorsement and DPHI approval supported by updated calculations. The updated ESCP was received on 01/07/26 and is currently under review. The process for review and endorsement has been confirmed with DPHI.

		Housekeeping improvements are required following litter observed in the spill kit and elsewhere on site. The CPESC inspection (1 July 2026) confirmed general ESCP compliance, with positive performance in clean water diversion, boundary controls, and Lot 1A management. Actions include stabilising wheel wash approaches, raising bunding near the retaining wall excavation, and ongoing management of Sediment Basin 03. The ERSED Audit was received on 03/07/2026 and is currently under review. No complaints, incidents, or non-compliances were recorded.

15.

Photo	Location and comment	Resolution/Action/Project Response
	<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 DPHI on site. Noting the ESCP is required to be amended for ER endorsement and re - submission to DPHI for approval noting any changes to address water discharges from adjacent sites. Refer to item 10 for further details **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. **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. **ER's Observation on 07/05/2026:** Clean Water Drain controls are well managed. However, the ESCP must reflect the source of discharge from the adjoining basin spillway along with any contemporary changes to the ESCP as discussed 12/03/2026 on site with RP & DPHI. **ER's Observation on 04/06/2026 and on 18/06/2026:** Noting the whole ESP is proposed to be revised, the ER requested all sources of external concentrated water flows be included on the plan, including potential discharges into the clean water drain from all adjoining sites. **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	**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.

		for management and disposal, which require additional approval from the Independent Site Auditor appointed under Condition B51. **Recommendation 1** 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."	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:** Asbestos containment cell appeared stable. An interim Audit statement from the EPA site contamination auditor has been requested confirming they are satisfied with the measures implemented to prevent migration of pollutants off site – for the remainder of the construction phase until their final audit statement is issued. **ER's Observation on 07/05/2026:** Cell area appears stable and managed. However, no information has been provided to the ER as yet. **ER Observation on 04/062026:** The pad is stable with active filling and compaction of inert material ongoing. The ER has reviewed written advice (26/03/2026) from the consultant appointed under CoC B53 "*all results are below the remedial acceptance criteria, and therefore no remedial works are required*." The ER is satisfied that the Unexpected Finds Procedure has been implemented on site, however the requirement for notification to DPHI within 6 weeks (CoC B57) has not been triggered, as there is no unique "final management approach" required due to absence of a "contamination find". The ER has now also been supplied the Site Validation Report by EGA (29/04/2025) as a precursor to fulfilling CoC B54. Additional documentation related to subject this include the Site Audit Report and Site Audit Statement i.a.w CoC B54, however this condition is subject to Mod-1 and is not due until "*within 3 months of the completion of the remediation works and prior to the issue of an Occupation Certificate for the first warehouse in the development*". **STATUS CLOSED**
		<u>Main Access gate – 04/06/2026</u> Continued improvement was noted re: Sediment and dust controls at the main site access. The majority of the egress is now all-weather (bitumen sealed) and existing vehicles must traverse over a rumble grid with automated vehicle washdown with an additional rumble grid on exit. As a result, the risk of wheel tracking and the likelihood if impacts to water and air quality are significantly reduced.	**OBSERVATION** **Notable Practice**

	PAD 1 – 04/06/2026 Earthworks progressing well with adjoining roadway sealed and no dust plumes observed during the inspection across any part of the site. **Recommendation** Review potential run-on points of fast flowing water that may impact site works from clean water flowing off newly sealed areas. Consult CPESCP to determine if these flows can be diverted into the Clean Water Drain, and seek advice on how best to avoid scouring of newly completed batters.	**OBSERVATION** **RISK-LOW**
	Dust Control – 04/06/2026 Trucks and site plant were observed to be driving slowly with no dust plumes generated. Site moisture is evident following a week of rain and no mud tracking observed either. Advisory signage has observed, advising drivers of low speed requirements	**OBSERVATION** **Notable Practice**
 	Main Access Gate -18/06/2026 The main site access was being relocated to a temporary alignment at the time of inspection. Road base was being imported for road construction, changing levels and tieing the main access/egress into newly stabilised section of the adjacent Aldington Rd roadworks. **Recommendation** Complete permanent stabilised access including relation of the site wheel wash ASAP. Monitor potential dust generation & potential for sediment tracking while DBG is unsealed. The ER acknowledges completion of this work is dependent on road construction logistics.	**OBSERVATION** **RISK-LOW**
	Main Clean Water Diversion 18/06/2026 The clean water diversion (CWD) drain contained clear, slow flowing water and adjacent sediment controls appeared to be very effective in retaining sediment. (photo 1) **Recommendation** (Photo 2&3) One minor repair to silt fencing was discussed on site at the interface of mulch bunding and the sediment fencing. It was noted this is a secondary control now with an earth bund forming the primary control immediately uphill, however the Issue was attended to on site (Photo 4) Ensure as northern retaining wall and fill layers come up, efforts are made to delineate active work areas from the CWD. Consult CPESC re	**OBSERVATION**

	coffer dam arrangement or suitable methodology to avoid site activity impacts to diverted run-on waters. Slope earthworks towards the main basins / sediment traps to ensure dirty water runs towards the appropriate sediment control or other appropriate method advised by CPESC.	
	<u>Eastern Boundary potential water ingress – 18/06/2026</u> The potential for offsite run-on waters from the adjoining roadworks was identified and discussed onsite. SCC advise that the CPOESC has assessed this small catchment and sediment control have capacity to manage the potential additional water for the temporary period that the trench is required to remain open. It was agreed that this trench effectively forms a small sediment trap. **Recommendation** Continue to consult adjoining roadworks crew and CPESC to review risk and encourage completion of these works ASAP, with diversion of run-on waters to CWD, as advised by CPESC.	**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
NIL							