

5 June 2026

ErSed Reference: 25024-ERMR-07-260607

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 #07)

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 May 2026 to 31 May 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 #07)
For the period 1 May 2026 to 31 May 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> • Bulk Earthworks Lot 1B/1C • Trunk Drainage box out • Sewer Works • Retaining Wall Works • Box Out Rd 1						
2.	Proposed upcoming construction works (where known)	The following works are expected in the next period: <u>Main construction Simmons</u> • Road 1 Subgrade Replacement & SMZ • Culverts • Complete Sewer • Post & Sleeper Retaining walls completed • Commence Stormwater						
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>07/05/2026</td><td> • DPHI were present during the site inspection key issues raised by DPHI included dust, neighbouring stakeholders and complaint management • Full site inspection occurred with focus on dust management practices, weed control, ERSED controls. • No advice to ER yet re: Unexpected finds reporting to DPHI in accordance with Condition B57 • No advice to ER yet re: ER request for Site contamination Auditor to issue interim statement relating to the suitability of materials and current environmental controls around asbestos containment cell. The ER was advised that a meeting was being held with the Auditor immediately following the site inspection. • The ER has not yet received documents requested in the previous report. </td></tr><tr><td>21/05/2026</td><td> • DPHI were present during the site inspection key issues raised by DPHI with no significant issues identified • Amendments to the sediment basin configuration is proposed. This will need to be endorsed by the ER and approved by DPHI and should also include amendments due to water entering from adjacent sites. </td></tr></tbody></table> A selection of photographs taken as part of inspections is provided, with comments, at section 15.	Date	Key Observations	07/05/2026	• DPHI were present during the site inspection key issues raised by DPHI included dust, neighbouring stakeholders and complaint management • Full site inspection occurred with focus on dust management practices, weed control, ERSED controls. • No advice to ER yet re: Unexpected finds reporting to DPHI in accordance with Condition B57 • No advice to ER yet re: ER request for Site contamination Auditor to issue interim statement relating to the suitability of materials and current environmental controls around asbestos containment cell. The ER was advised that a meeting was being held with the Auditor immediately following the site inspection. • The ER has not yet received documents requested in the previous report.	21/05/2026	• DPHI were present during the site inspection key issues raised by DPHI with no significant issues identified • Amendments to the sediment basin configuration is proposed. This will need to be endorsed by the ER and approved by DPHI and should also include amendments due to water entering from adjacent sites.
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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>May 2026</td><td>An inspection by a Certified Professional in Erosion and Sediment Control (CPESC) were not undertaken during the reporting period.</td></tr></tbody></table>	Date	Key Observations	May 2026	An inspection by a Certified Professional in Erosion and Sediment Control (CPESC) were not undertaken during the reporting period.		
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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>23/05/2026</td><td>A complaint regarding mud on Aldington Road was received by DPHI from a neighbouring property owner during the reporting period. Further details are provided in Attachment 1 – Extract of the Consultation and Communication Register.</td></tr></table>	Date	Details	23/05/2026	A complaint regarding mud on Aldington Road was received by DPHI from a neighbouring property owner during the reporting period. Further details are provided in Attachment 1 – Extract of the Consultation and Communication Register.																							
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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, a non-compliance was identified. <table><tr><th>Date</th><th>Details</th></tr><tr><td>03/06/2026</td><td>A non-compliance with Condition B21(d) was identified during preparation of the monthly ER report, as the required inspection by a Certified Professional in Erosion and Sediment Control (CPESC) was not undertaken during the reporting period.</td></tr></table>	Date	Details	03/06/2026	A non-compliance with Condition B21(d) was identified during preparation of the monthly ER report, as the required inspection by a Certified Professional in Erosion and Sediment Control (CPESC) was not undertaken during the reporting period.																							
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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>May 2026</td><td>Noise levels during the reporting period ranged between 55 dB(A) and 69 dB(A) LAeq.</td><td> • All recorded noise levels were below the highly impacted Noise Management Level (NML) of 75dB(A). • Recorded noise levels were consistent with those observed during the previous reporting period. </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. 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>	Month	Noise Levels	Comments	Simmons			May 2026	Noise levels during the reporting period ranged between 55 dB(A) and 69 dB(A) LAeq.	• All recorded noise levels were below the highly impacted Noise Management Level (NML) of 75dB(A). • Recorded noise levels were consistent with those observed during the previous reporting period.	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
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		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">May 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). 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.	Month	Details of Exceedances	Comments	Simmons			May 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, although it is noted that some items have been closed out during the reporting month - Review and update of the Erosion and Sediment Control Plan and completion of CPESC inspections during the reporting month											
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>19/05/2026</td><td>Mamre Rd working group meeting, minutes available on request</td></tr></table>	Date	Details	19/05/2026	Mamre Rd working group meeting, minutes available on request							
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19/05/2026	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. <table><tr><th>Date</th><th>Details</th></tr><tr><td>NIL</td><td></td></tr></table>	Date	Details	NIL								
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NIL													
14.	Closing Remarks	A non-compliance against Condition B21(d) was identified, as CPESC-certified erosion and sediment control audits were not undertaken during the reporting period. Regular inspections are to be reinstated. ER verification of the CPESC Audit report (dated 5 May 2026) has been undertaken. A copy of the verification letter is attached to this report. Further verification is planned to be undertaken in line with monthly ER reporting, subject to receipt of the CPESC Audit report in a timely manner. Information relating to an Unexpected contamination find was provided to the ER on 2 June 2026. This related to the discovery of dark topsoil in the work area discover in March 2026. The ER will review the unexpected finds report and provide comments within in the next report. The containment cell remained stable during the reporting period with additional capping material provided; however, formal confirmation from the Site Contamination Auditor regarding the adequacy of current controls remains outstanding. One complaint regarding mud along Aldington Road was received by DPHI and investigated. The issue was confirmed to relate to the separate Aldington Road Upgrade project, not Westgate works. Overall environmental performance was acceptable, with improvements noted in clean water diversion and stabilisation. The provision of outstanding documentation and ER requests has progressed.											

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. 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: 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

	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."	prevent migration of pollutants off site – for the remainder of the construction phase until their final audit statement is issued. ER's Observation om 07/05/2026: Cell area appears stable and managed. However, no information has been provided to the ER as yet. STATUS OPEN
	<u>Clean water drain – general alignment – 07/05/2026</u> Sediment controls between potential on site "dirty water runoff" and clean water channel "run-on" waters appears very well managed. We spoke about the importance of ensuring any future earthworks or stockpiles are bunded on the side facing the clean water drain and runoff is directed towards the site basin for treatment and discharge. It is possible the retaining wall will be constructed along this edge and this will produce the same barrier effect preventing dirty water ingress to the clean water drain.	OBSERVATION
	<u>Haul Road Speed and Dust Suppression – 07/05/2026</u> Westerly winds were gusting during the inspection, and no dust plumes were observed. We observed slow vehicle speeds on the haul route, Moxy water cart in use and well compacted materials. observed. We observed slow vehicle speeds on the haul route, Moxy water cart in use and well compacted materials. The closest sensitive receivers were identified to DPHI representatives, and we discussed the weather predictions and mitigation measures being implemented based on the forecast.	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
25/05/2026	Wastegate	In	A complaint was received by DPHI from a neighbouring property resident on 23/05/2026	Resident of 253-267 Aldington Road, Kemps Creek	Mud along Aldington Road	A response was issued to DPHI on 26/05/26 to advise that the complaint was not related to Westgate and should be directed towards the Aldington Road Upgrade Works. DPHI was satisfied with the response and no further action was required.	CLOSED