Williamtown Sand Syndicate (WSS)
Cabbage Tree Road Sand Quarry
Community Consultative Committee Meeting

3 September 2025
9:06am - 09:51am
Mercure Newcastle Airport

Meeting Number:	21st Meeting	**Type of meeting:**	General
Chairperson:	John Turner - JT	**Note taker:**	Kristen McMahon - KM

Attendees:
Darren Williams (WSS) – DW
Eliott Laver (Newcastle Sand) - EL
Shirley Davis (Resident) – SD
Jonathan Berry (Wedgetail Project Consulting) – JB
John Simpson (Hunter Water Representative) – JS
Kristen McMahon (IEMA Consultant) – KM
Greg Callaghan (Resident) – GC

Apologies:
Paul Hardes (Resident) – PH
Wayne Sampson (Resident) – WS
Stephen Kuehn (Resident) – SK
Samuel Harvey (Port Stephens Council) - SH

Observers: Nil

Meeting Open: 9:06am

Minutes

Agenda item: 1 Apologies **Presenter:** John Turner

Discussion:

Darren Williams (WSS) – DW
Eliott Laver (Newcastle Sand) - EL
Shirley Davis (Resident) – SD
Jonathan Berry (Wedgetail Project Consulting) – JB
John Simpson (Hunter Water Representative) – JS
Kristen McMahon (IEMA Consultant) – KM
Greg Callaghan (Resident) – GC

Agenda item: 2 Declaration of Pecuniary Interest **Presenter:** NA

Discussion:

John Turner (Chairperson) – Paid for service by WSS.
Wayne Sampson (Resident) – Deed with WSS.
Jonathan Berry (Wedgetail Project Consulting) – Consultant employed by WSS.
Kristen McMahon (IEMA) – Consultant employed by WSS.

Shirley Davis (Resident) – Nil.
Greg Callaghan (Resident) – Deed with WSS
Peter West (Resident) – Deed with WSS
Paul Hardes (Resident) – Deed with WSS
Stephen Kuehn (Resident) – Deed with WSS
Eliott Laver - Employed as Quarry Manager by Newcastle Sand
Darren Williams (WSS) – Shareholder / Director of Newcastle Sand
John Simpson (Hunter Water Representative) - Nil

Agenda item: 3	**Minutes to be adopted**	**Presenter:**	John Turner

Discussion:

Minutes from the last meeting were noted.
Minutes moved by GC. Minutes seconded by DW. All Agree.

Agenda item: 4	**Business Arising from Previous Minutes** • Response to issues raised or provision of additional information requested;	**Presenter:**	John Turner

- Nil

Agenda item: 5	**Correspondence**	**Presenter:**	John Turner

- See presentation.

Agenda item: 6	**Proponents reports & overview of activities including;** • Progress of the project • Monitoring & environmental performances • Community complaints & responses to these complaints • Information provided to the community and any feedback	**Presenter:**	Kristen McMahon

<u>Environmental & Operational Updates</u>

KM - Provided update on environmental management and operations.

JB - Reported on pre-clearing and clearing surveys.

JS - Explained Tomaree Aquifer at capacity, sandbeds full all year with highest recorded levels due to persistent rainfall. Historic comparison to 2007, 2015, 2022 events with current flooding more prolonged. HWC awaiting NSW Health approval to pump bore fields under updated PFAS plan (not a flood prevention measure).

JB - May event produced ~400 ML discharge to the south with minimal evaporation, water tracking toward Barrie Close.

<u>Drainage & Flooding</u>

JS - Low points at Barrie Close drain to Fullerton Cove with drains along Cabbage Tree Road full.

DW - Quarry does not discharge willing to assist community to query Council on best approach to drain cleaning.

JS - Drainage management complicated by multiple landowners, state roads, and NPWS responsibility for Fullerton Cove surrounds. Multi-agency discussions underway outlining upgrades are costly and complex.

JB - Barrie Close drainage slope only ~0.3% to Ring Drain, limiting flow.

DW - Drainage from Cabbage Tree Road dissipates through to grassed areas.

JS - Past council maintenance, no formal responsibility long-term fix unlikely without major upgrade.

Wildlife

SD - Asked about foxes.

DW - None sighted since last removal.

Quarry Life & Traffic

SD - Raised concerns on noise (trucks/braking) and dust.

DW - Quarry expected completion 2028 (2–3 years active extraction remaining). Quarry traffic <0.1% of total traffic.

SD - Queried the road island design, remaining resource quantity and project life.

DW - Not a Newcastle Sand design. NSW Transport requirement to protect cyclists. Sand resource totalled ~3 Mt with ~15% returned to rehabilitation.

Estimated ~8 years total life though operational quarrying ending ~2028.

Committee Matters

GC: Asked about lack of CCC members – noted.

All: No further business.

Action items	Person responsible	Deadline
✓		
✓		
✓		

Agenda item: 7	**Other Agenda Items**	**Presenter:**	John Turner

Discussion:

Nil

Agenda item: 8	**General Business**	**Presenter:**	John Turner

Discussion:

Nil

Action items	Person responsible	Deadline
✓		
✓		
✓		

Agenda item: 9	**Next Meeting**	**Presenter:**	John Turner

Discussion:

JT – The meeting is now closed, the next meeting to be advised.

Action items	Person responsible	Deadline
None.		

Other Information

- **Minutes to be provided as draft in the next week.**
- **Committee members have one week to provide feedback on the minutes to the Chairperson.**
- **Within two weeks of receiving feedback the minutes will be finalised and distributed to members and placed on the website.**

Meeting Close:

9:20am

NEWCASTLE SAND

Community Consultative Committee Update

Project update for the period June 2025 – August 2025

For Meeting on 3 September 2025 9:00am

Meeting Agenda for the Cabbage Tree Road Sand Quarry Community Consultative Committee.

Wednesday 3 September 2025 9:00am

Agenda Items:

- 1) Apologies
- 2) Declaration of pecuniary or other interests
- 3) Minutes to be adopted
- 4) Business arising from previous minutes – responses to issues or provision of additional information requested
- 5) Correspondence
- 6) Proponents reports and overview of activities including:
  - - progress of the project
  - - monitoring and environmental performances
  - - community complaints and responses to these complaints
  - - information provided to the community and any feedback
- 7) Other agenda items
- 8) General business
- 9) Next meeting

Correspondence

- Nil

Community Complaints

- Community complaints register available at: https://www.newcastlesand.com.au/complaints-register/
- Details also summarised in the monthly report https://www.newcastlesand.com.au/monthly-report/
- 0 complaints received this period.

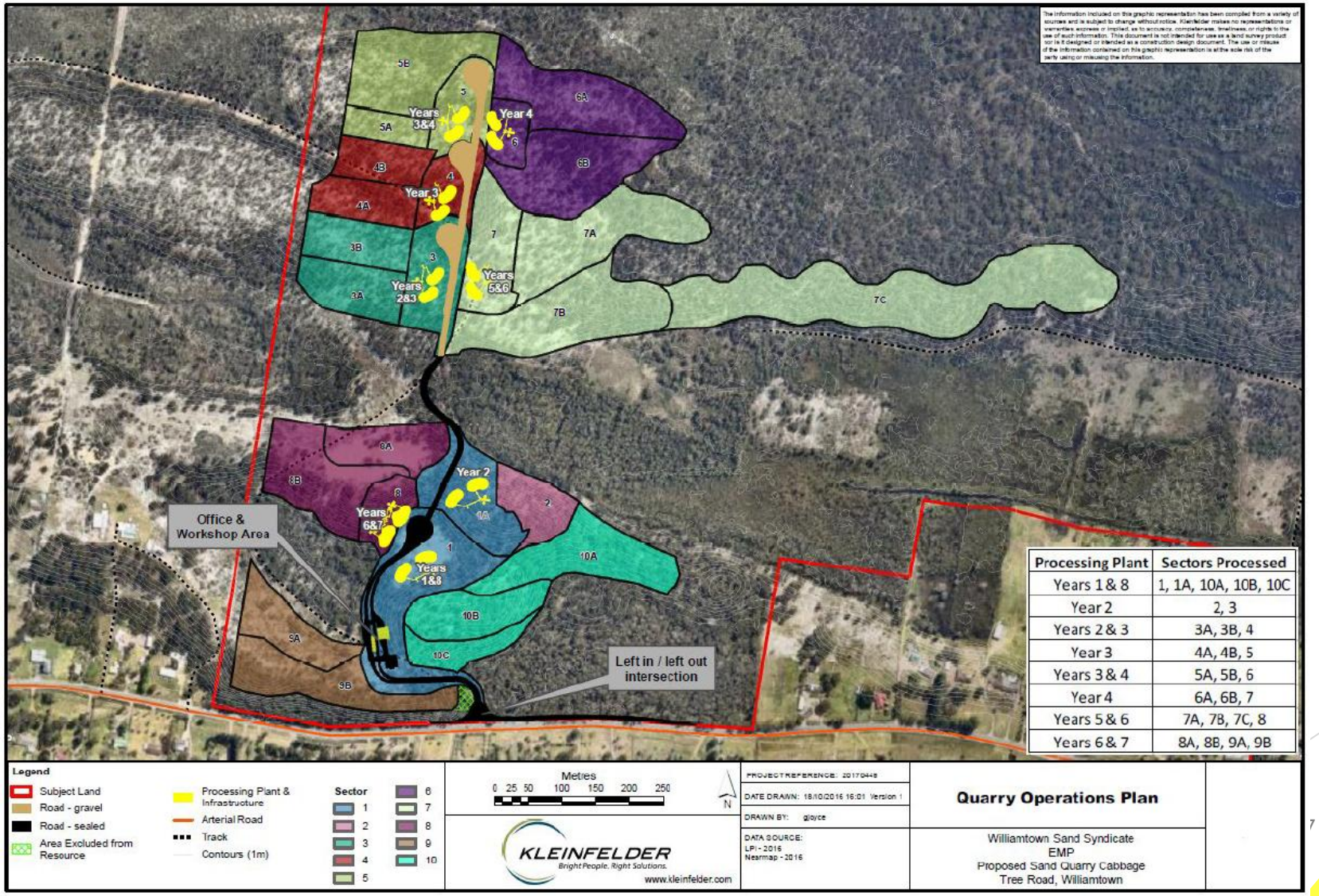
Regulatory Correspondence

- **STATE CONSENT** - Modification 4 – Progress can be tracked through the publicly available Major Projects site: https://www.planningportal.nsw.gov.au/major-projects/projects/cabbage-tree-road-sand-quarry
  - Submissions have been received from interested public and agencies.
  - A response to these submissions is being developed.
  - Key issues raised were primarily around water and biodiversity, with other concerns around noise, dust and traffic.
- **FEDERAL CONSENT** - EPBC Audit (DCCEEW) – now submitted for the AUG 2024-AUG 2025 period
- Biodiversity and Rehabilitation Bond Estimate Review – submitted to the DPHI
- EPL Annual Return - to be summited in the next period (end of September)

Key Activities During this Period

- Extraction in Sector 8, 8A, 8B completed
- Clearing in Sector 10A (only Sector 9 and 10 left at the site)
- Product, haulage and sales continued
- Compliant in truck movements per hour per day as per SSD-6125, internal checks to ensure truck monitoring is completed within the criteria and provided in the monthly report

Key activities during this period



Processing Plant	Sectors Processed
Years 1 & 8	1, 1A, 10A, 10B, 10C
Year 2	2, 3
Years 2 & 3	3A, 3B, 4
Year 3	4A, 4B, 5
Years 3 & 4	5A, 5B, 6
Year 4	6A, 6B, 7
Years 5 & 6	7A, 7B, 7C, 8
Years 6 & 7	8A, 8B, 9A, 9B

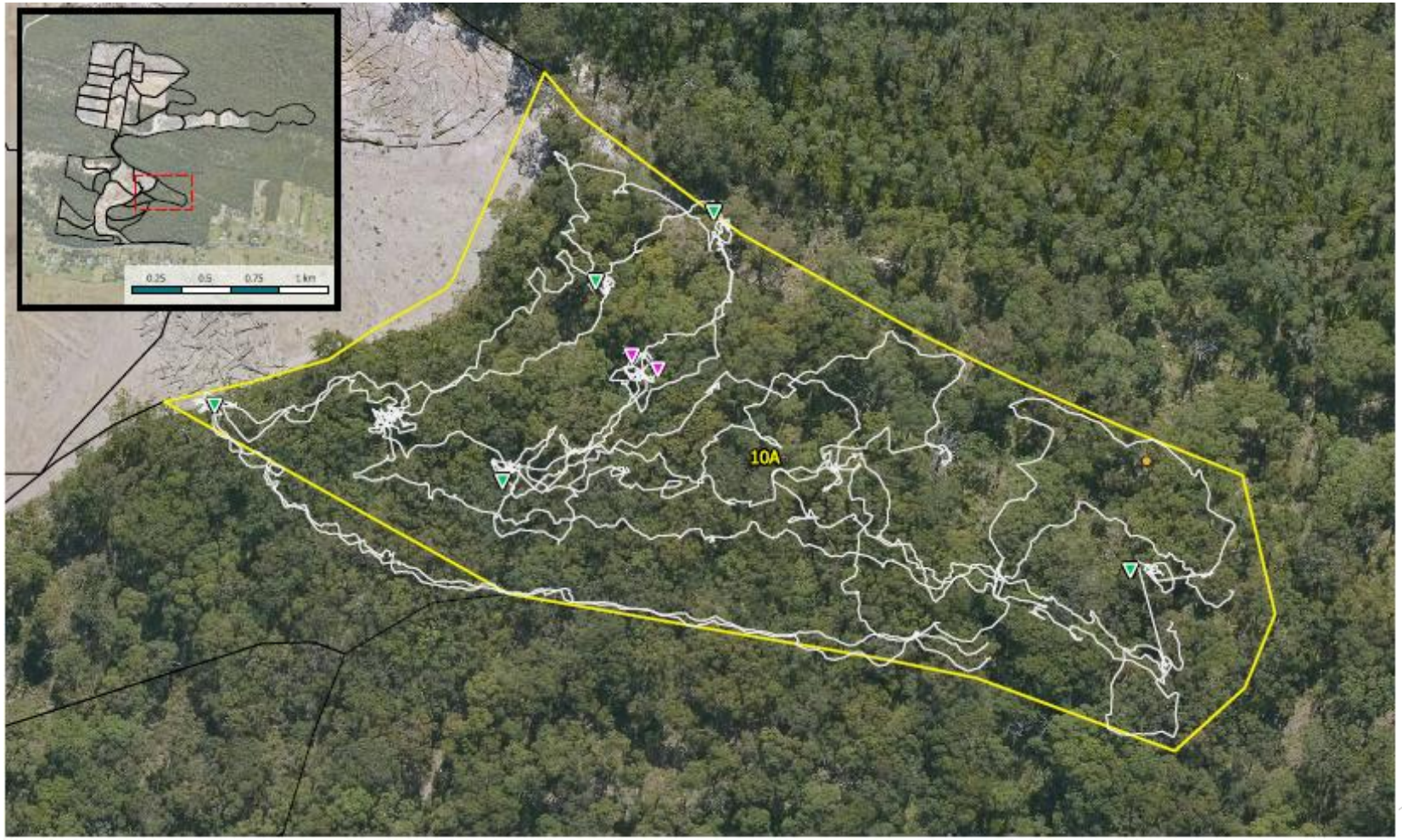
Key activities during this period

Environmental Monitoring – Flora / Fauna

Clearing campaign occurred 28 – 31 July 2025 in Sector 10A:

- Nocturnal Survey
- Preclearance survey
- Vegetation clearing
  - Night survey targeting presence of Koalas and Squirrel Gliders, none observed
  - 7 hollows removed
  - Nest boxes in surplus (currently 54 additional)

Environmental Monitoring – Flora / Fauna



Newcastle Sand Pty Ltd
398 Cabbage Tree Rd
Williamtown, NSW, 2318

Area 10a
Quarry Operations Plan
Hollow-bearing Tree survey
Hollow-bearing Tree
Habitat Feature

Fig. 1. Hollow-bearing Trees

20 40 60 80 100 m

WEDGETAIL PROJECT CONSULTING

Map Produced: 01/08/2025
Produced By: Kenya Dowling
GDA94 / MGA zone 56

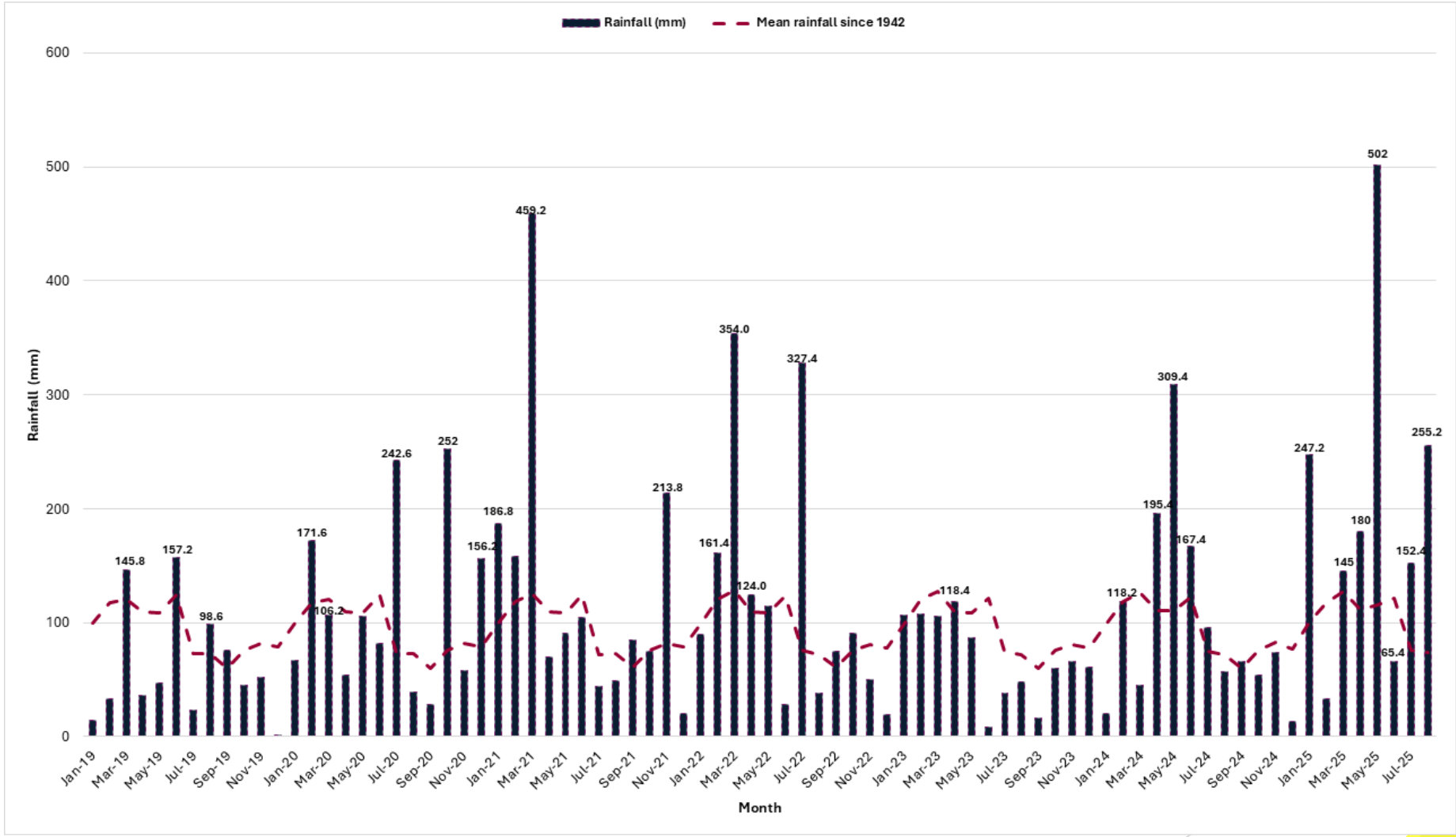
Environmental Monitoring – Flora / Fauna

Plate 1: Dusky Toadlet (Uperoleia fusca)

Plate 2: Dusky Toadlet (Uperoleia fusca)

Dusky Toadlet removed from the southwestern corner of clearing area

Environmental Monitoring – Rainfall 2019-2025



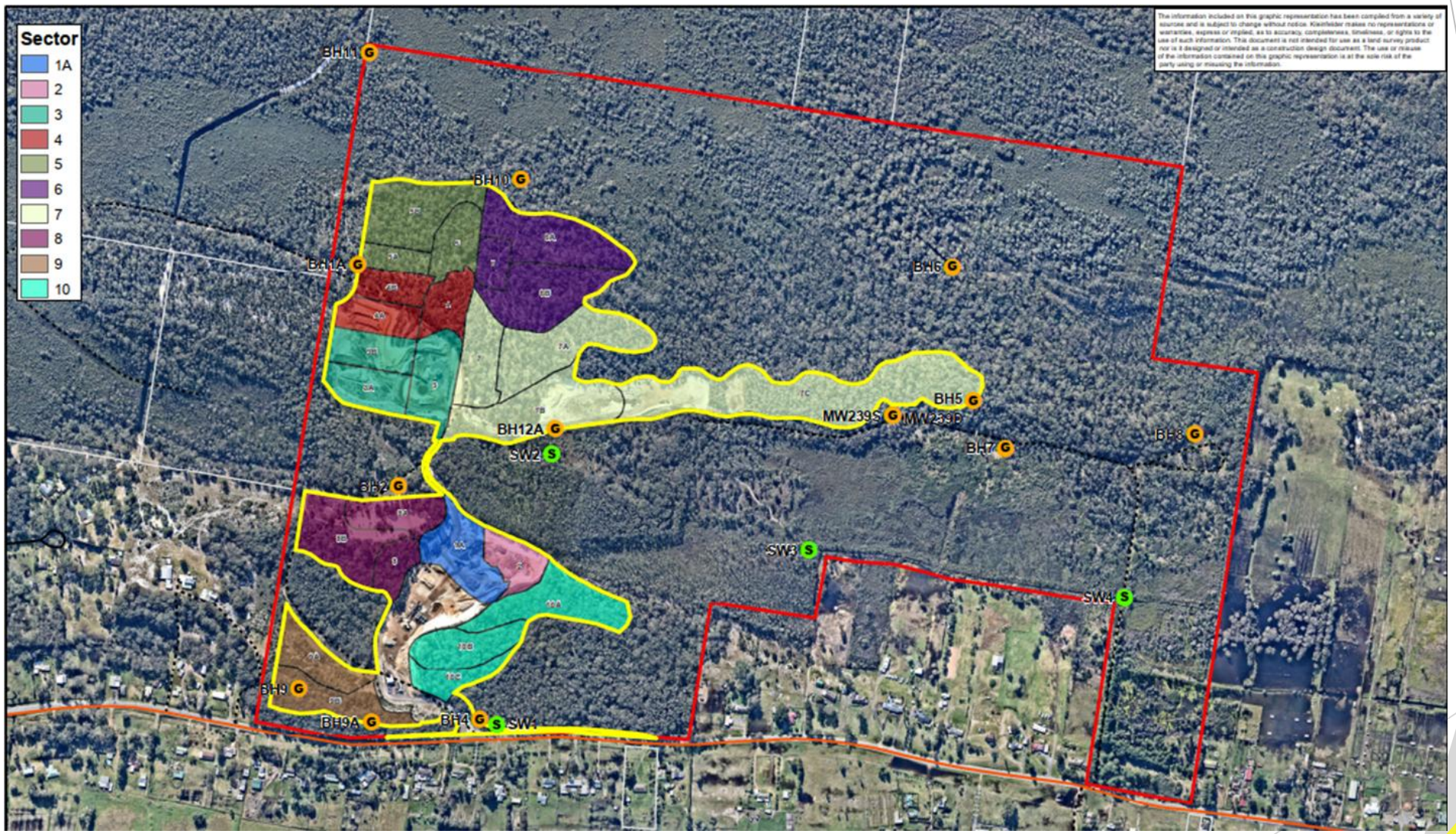
Environmental Monitoring - Rainfall

- Annual average rainfall at Williamtown = 1137mm from 1942 to 2025
- Year to date rainfall (Jan – Aug) at 1580.6mm vs year to date mean of 844.1mm
- 87% wetter than the average or 736.5mm above the average
  - June: Actual 65.6 mm vs. Historical mean of 121.4mm
  - July: Actual 152.4 mm vs. Historical mean of 76mm
  - August: Actual 255.2mm vs Historical mean of 73.8mm

This has impacted groundwater elevation levels at on-site boreholes – no groundwater encountered

- In response site are currently dipping weekly instead of monthly to monitor groundwater in conjunction with a review of the groundwater model with the hydrogeologist

Environmental Monitoring – Monitoring Locations



Environmental Monitoring - Groundwater

- Groundwater levels and quality sampled on monthly basis
- Groundwater Level Elevation - Trigger Action Response Level (1-3)
  - BH1A: Level 3
  - BH2: Level 3
  - BH9 & BH9A: Level 1
- No exceedances in groundwater quality in the reporting period

Table 3-3 Groundwater Level Monitoring TARP rules

Level	Trigger	Action and Response	Report to
0	Groundwater levels more than 0.5 m below *inferred* maximum historical level at BH1 and BH10. (**Table 3-1**).	Standard operations - monthly dipping of operational on-site monitoring bores.	n/a
1	Groundwater levels within 0.5 m below inferred maximum historical level (**Table 3-1**) at any on-site bore.	Weekly (or more frequent) monitoring (dipping) of groundwater levels until water level declines to below high frequency level bores listed in **Table 3-1**.	Internal and environmental consultant. Include note in Annual Report.
2	Groundwater levels within 0.25 m of inferred maximum historical level (**Table 3-1**) at any on-site bore.	Weekly (or more frequent) monitoring (dipping) of groundwater levels. Re-analysis and review of MEL.	WSS to issue letter to DPE, documenting groundwater level and rainfall trends, and review and recommendations regarding of MEL.
3	Groundwater levels within resource area rise above previously inferred maximum groundwater level (**Table 3-1**).	Analysis of recent data by hydrogeologist, including site data and data from local HWC wells and local Defence wells (if available). Revision of MEL. Remediation of earlier excavations to revised MEL if required by DPE.	WSS to issue letter to DPE, DoI Water and HWC, documenting groundwater level trends, and revision (if necessary) of MEL. Letter to outline remedial options, considering access, vegetation condition in previously rehabilitated areas. Re-grading of previously rehabilitated areas if required by DPE.

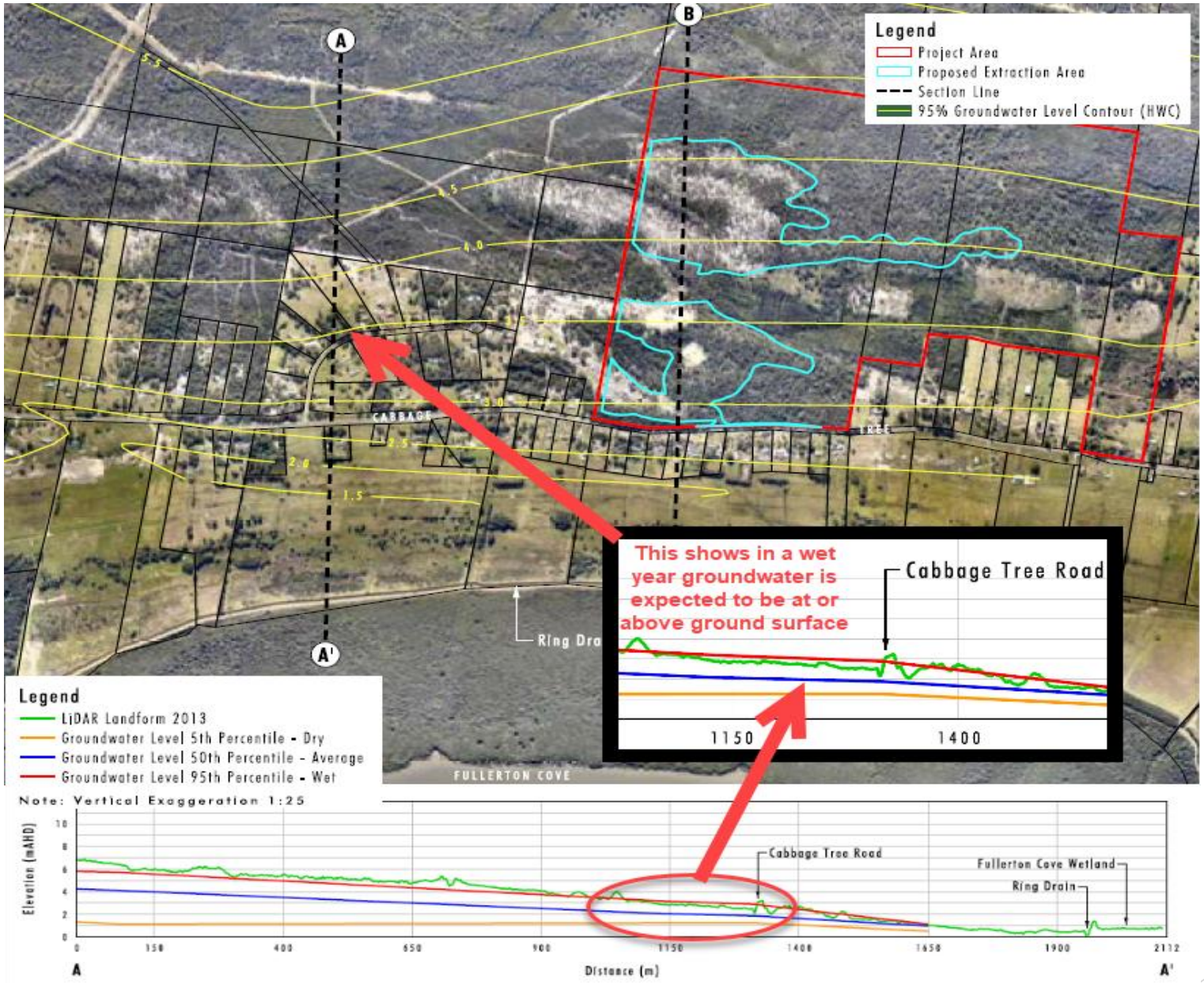
Environmental Monitoring - Barrie Close: understanding high water levels

- Lots of rain over the past 5 years has filled the sandbeds.
- Low-lying land means water naturally sits close to the surface.
- Poor drainage with flat ground and blocked channels mean water can’t flow away quickly.
- Big catchment and heavy rainfall from a large area drains towards Barrie Close.
- Slow groundwater movement and once full, the sandbeds take a long time to empty.
- No pumping from Hunter Water since PFAS issues, so less water is removed.
- Results in high water levels are expected to last, even after rain eases.
- No discharging occurs at site.

Environmental Monitoring - Barrie Close: explained

- Newcastle Sand understands government agencies have held meetings to discuss water issues, but options are limited as they are driven by natural processes.
- Modelling completed as part of the EIS, determined that without the sand quarry during very wet conditions groundwater levels would be at or above the ground level in many of the low-lying areas
- Quarry EIS preapproval modelling confirmed the quarry itself has negligible effect on water levels.
- For water to flow from Barrie Close to Fullerton Cove, it needs to travel more than 1.1km, this equates to a slope of less than 0.3%.
- High water levels in the area are a combination of natural factors: the frequency of rain, large rain events, low slope, large catchments, low evaporation, high groundwater tables and poorly maintained drainage channels.

Environmental Monitoring - Barrie Close



Environmental Monitoring – PFAS

SW 1-4 & WPW

- PFAS, PFOA and Total Positive PFAS results for surface water sites SW1-4 and the Wash Plant Water from June – August tested monthly reporting are <0.01ug/L.
- For comparison, the health guideline limits are 0.56 µg/L for PFOA and 0.07 µg/L for the combined PFHxS and PFOS (two most common types of PFAS)

WPF

- Wash Plant Fines Quarterly August results as part of the SWMP monitoring program
- Result is less than 0.1% of the guideline - well within safe levels for reuse in rehabilitation.

Sources:

- Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG, 2018)
- Australian Government Department of Health – Health Based Guidance Values (HBGVs) for PFAS
- DCCEEW HEPA PFAS National Environmental Management Plan 2.0

Environmental Monitoring – Surface Water Quality

- Wash Plant Fines (soil) tested quarterly - Aug results:
- No exceedances.
- Wash Plant Water tested monthly – Jun Jul Aug
- No exceedances.
- Surface Water sites 1-4
- No exceedances
- Results were within acceptable limits set by the site-specific trigger values in the Soil and Water Management Plan approved by the Department of Planning Housing and Infrastructure.

Environmental Monitoring - Noise

- Quarterly monitoring completed in June 2025. Next monitoring in September awaiting report and results will be available on the website
- Completed by Spectrum Acoustics
- Attended monitoring
- 30-minute (morning-shoulder) and 1.5 hour (day) compliance measurement periods for three consecutive days
- Quarry was determined inaudible and compliant with the criteria and conditions of SSD-6125 and EPL 24264.

Environmental Monitoring – Air

BAMS

- Network includes two Beta Attenuation Monitors (BAMs) that measure real-time particulate matter smaller than 10 micron (PM10).
  - These record average value every 15 minutes continuously.

HVAS

- Two High Volume Air Sampler (HVAS) one measuring PM10 and one measuring total suspended particulates (TSP).
  - These run for 24 hours every six days.

Quarry must implement all reasonable and feasible avoidance and mitigation measures so particulate emissions from the quarry do not cause exceedances of the criteria.

Environmental Monitoring – Air HVAS

Pollutant	*Averaging Period*	*Criterion*
Particulate matter < 10 µm (PM_{10})	Annual	a, c 25 µg/m³
Particulate matter < 10 µm (PM_{10})	24 hour	b 50 µg/m³
Total suspended particulates (TSP)	Annual	a, c 90 µg/m³

Sample Date	HVAS 1 (PM10) Paddock	Rolling Average	HVAS 2 (TSP) Sampson	Rolling Average
	Criteria 50 µg/m³	Criteria 25µg/m³	-	Criteria 90 µg/m³
5 June 2025	11	14.3	26	25.3
11 June 2025	7	14.6	24	25.2
17 June 2025	7	14.6	34	25.2
23 June 2025	4	14.4	27	25.2
29 June 2025	7	14.5	13	25.2

Sample Date	HVAS 1 (PM10) Paddock	Rolling Average	HVAS 2 (TSP) Sampson	Rolling Average
	Criteria 50 µg/m³	Criteria 25µg/m³	-	Criteria 90 µg/m³
5 July 2025	3	14.5	11	25.3
11 July 2025	13	14.4	33	25.2
17 July 2025	10	14.4	35	25.2
23 July 2025	4	14.4	13	25.2
29 July 2025	9	14.5	32	25.2

Environmental Monitoring – Air Sampson RT1

Sampson (RT1) - PM10

Due to positioning of RT1 unit in relation to quarry, Quarry contribution is based on readings with a wind direction of 0°-90° and 270°-360°

June 2025

24hr Rolling Average of Quarry Contribution

24hr Rolling Average	µg/m3
Min	0.93
Average	7.77
Max	17.73

Annual Rolling Average of Quarry Contribution

Annual Rolling Average	µg/m3
Min	9.79
Average	9.97
Max	10.07

July 2025

24hr Rolling Average of Quarry Contribution	Inclusive of extraordinary events (Criteria 50µg/m³, excluding events)
Min	0.29
Average	6.58
Max	14.69

Annual Rolling Average of Quarry Contribution	Inclusive of extraordinary events (Criteria 25 µg/m³, excluding events)
Min	9.74
Average	9.85
Max	9.92

Environmental Monitoring – Air Hardes RT2

Hardes (RT2) - PM10

Due to positioning of RT2 unit in relation to quarry, Quarry contribution is based on readings with a wind direction of 0°-90°

June 2025

24hr Rolling Average of Quarry Contribution

24hr Rolling Average	µg/m3
Min	1.79
Average	2.31
Max	3.30

Annual Rolling Average of Quarry Contribution

Annual Rolling Average	µg/m3
Min	5.71
Average	5.76
Max	5.79

July 2025

24hr Rolling Average of Quarry Contribution	Inclusive of extraordinary events (Criteria 50µg/m³, excluding events)
Min	0.00
Average	0.14
Max	2.15

Annual Rolling Average of Quarry Contribution	Inclusive of extraordinary events (Criteria 25 µg/m³, excluding events)
Min	5.82
Average	5.92
Max	6.01

Environmental Monitoring – Air

Hardes (RT2) – down from 10 July to 6 August 2025

- Unit faulty for July and currently working again after visits to fix the issue - options include replacing a board after the unit was assessed
- Sampson (RT1) had no exceedances during this period
- Based on the previous results the Hardes unit would have been lower or equal to the Sampson.

Southern Resource Area

Southern Resource Area

August 2025 facing southeast - Area 8, 8A, 8B

Northern Resource Area

Questions?

More Information

- www.newcastlesand.com.au
- Quarry Manager - 0402 648 079
- info@newcastlesand.com.au