

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

10 December 2025
9:03am - 09:34am
Mercure Newcastle Airport

Meeting Number:	22nd Meeting	Type of meeting:	General
Chairperson:	John Turner - JT	Note taker:	Kristen McMahon - KM
Attendees:	Darren Williams (WSS) – DW Elliott Laver (Newcastle Sand) - EL Kristen McMahon (IEMA Consultant) – KM Greg Callaghan (Resident) – GC Stephen Kuehn (Resident) – SK Wayne Sampson (Resident) – WS Samuel Harvey (Port Stephens Council) - SH		
Apologies:	Shirley Davis (Resident) – SD Jonathan Berry (Wedgetail Project Consulting) – JB John Simpson (Hunter Water Representative) – JS Paul Harde (Resident) – PH		
Observers:	Nil		
Meeting Open:	9:03am		

Minutes

Agenda item: 1	Apologies	Presenter:	John Turner
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Discussion:

Shirley Davis (Resident) – SD
Jonathan Berry (Wedgetail Project Consulting) – JB
John Simpson (Hunter Water Representative) – JS
Paul Harde (Resident) – PH

Agenda item: 2	Declaration of Pecuniary Interest	Presenter:	NA
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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.
Greg Callaghan (Resident) – Deed with WSS
Peter West (Resident) – Deed with WSS

Paul Hardes (Resident) – Deed with WSS
 Stephen Kuehn (Resident) – Deed with WSS
 Elliott 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 WS. All Agree.

Agenda item: 4 Business Arising from Previous Minutes **Presenter:** John Turner

- Response to issues raised or provision of additional information requested;

- Nil

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

- See presentation.

Agenda item: 6 Proponents reports & overview of activities including; **Presenter:** Kristen McMahon

- Progress of the project
- Monitoring & environmental performances
- Community complaints & responses to these complaints
- Information provided to the community and any feedback

Environmental & Operational Updates

KM - Provided update on environmental management and operations.

KM - Community complaint of small sand build up provided, closed out.

KM / EL – Mod 4 approval update

EL – Extracting Sector 10 in a Northwest movement to reduce visibility and reduce wind blown dust.

DW – Explanation on groundwater management and action planning for the wider Williamstown area. Request for collaboration between Newcastle Sand and Council to complete a cabbage Tree Rd drain clean out prior to the next extreme rainfall event.

SH – Agreed and asked to provide in the minutes for distribution to the appropriate Council member.

All: No further business.

Action items	Person responsible	Deadline
✓ Newcastle Sand to prepare a map of the drains surrounding the quarry, with areas of flood risk outlined.	EL / KM	Early 2026
✓		
✓		

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

Discussion:

JT - Terms and Reference and Conflicts of Interest Statements were affirmed unanimously.

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:

9:34am



Community Consultative Committee Update
Project update for the period September to current

Meeting: 10 December 2025 9:00am

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

Wednesday 10 December 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

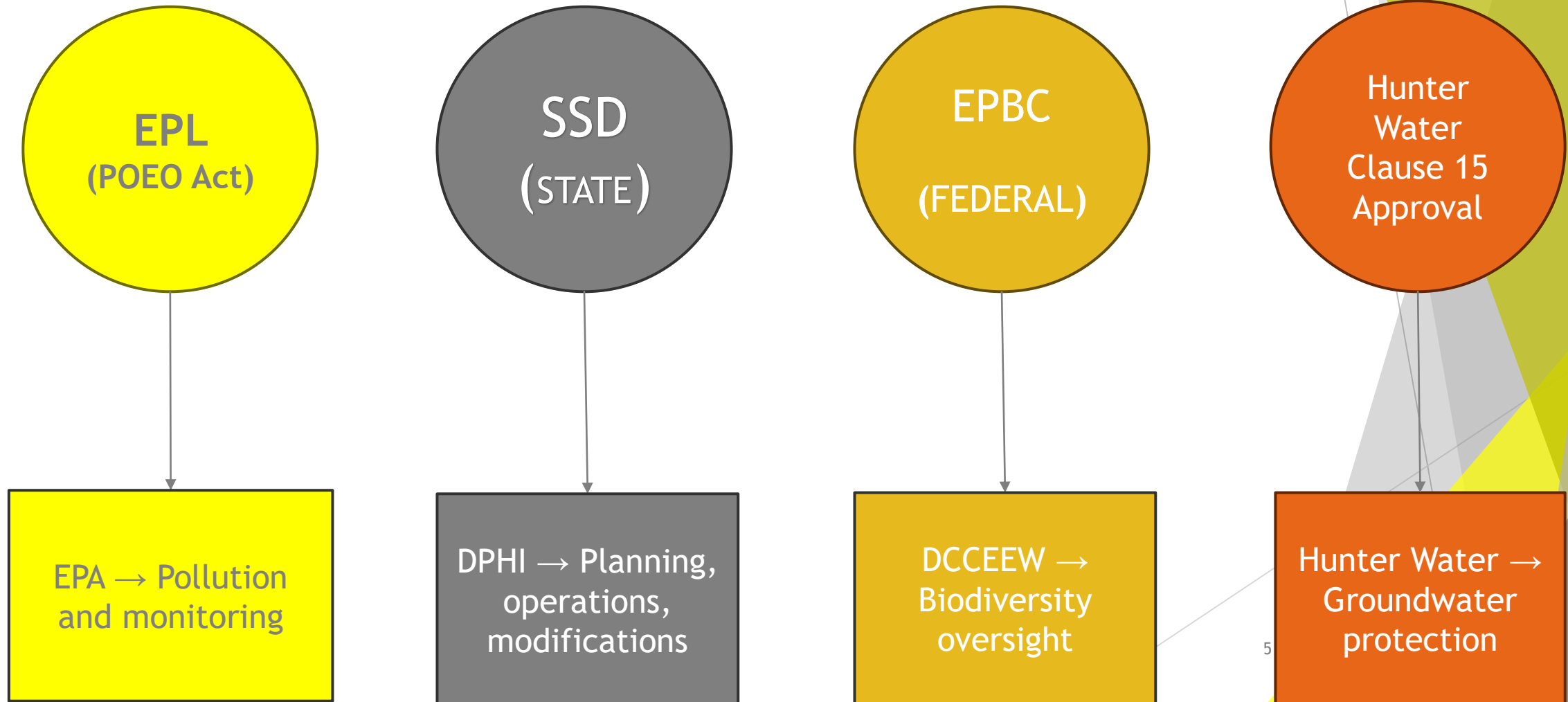
1 complaint received this period

On 14 November at 12:52pm a community member raised a concern of the sand build up in a small section of the quarry entrance. The complaint was sent through via Department of Planning, Housing and Infrastructure.

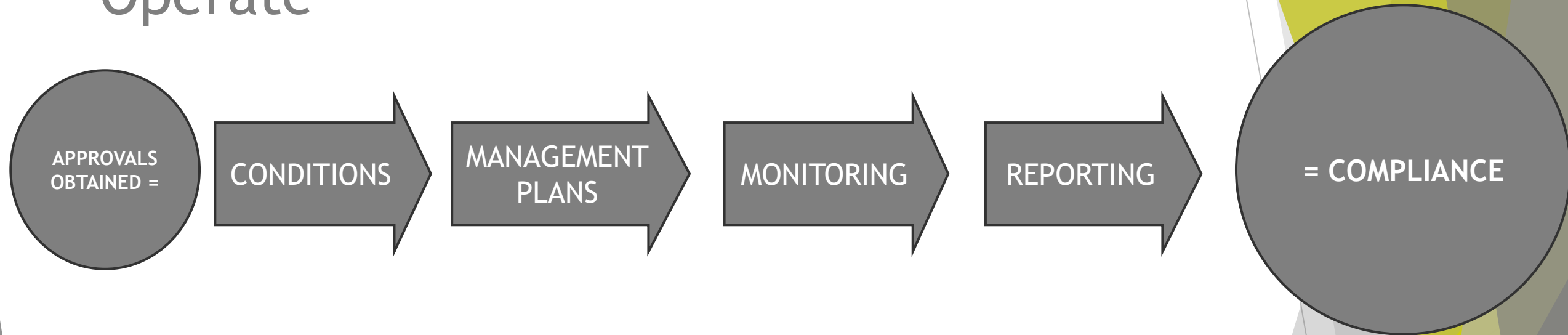
By 4:19pm the Quarry Manager had completed the removal of excess sand at the small section of the quarry entrance and inspection confirmed no residual risk for road or path users. Newcastle Sand had completed due diligence requirements, updated the publicly accessible complaints register that can be found at:

- ▶ <https://www.newcastlesand.com.au/complaints-register/>
- ▶ Details also summarised in the monthly report
<https://www.newcastlesand.com.au/monthly-report/>

Approvals to Allow Newcastle Sand to Operate



Approvals to Allow Newcastle Sand to Operate



Overall compliance requires many approvals as Newcastle Sand operates in a sensitive environmental setting multiple approvals make sure there is:

- **environmental protection**
- **safe quarrying**
- **protection of drinking water**
- **community transparency**

What Each Approval Covers:

EPL - POEO Act (EPA Approval)

- ▶ Regulates: dust, noise, water, waste, pollution incidents
- ▶ Key documents: monitoring network, PIRMP, real-time air quality
- ▶ Why it matters: ensures the quarry operates without harming the community or environment

SSD (STATE - DPHI)

- ▶ Regulates: land use, hours of operation, truck numbers, extraction limits
- ▶ Includes: modifications (e.g., Mod 4), management plan approval
- ▶ Why it matters: sets the conditions the quarry must legally follow day-to-day

EPBC (FEDERAL)

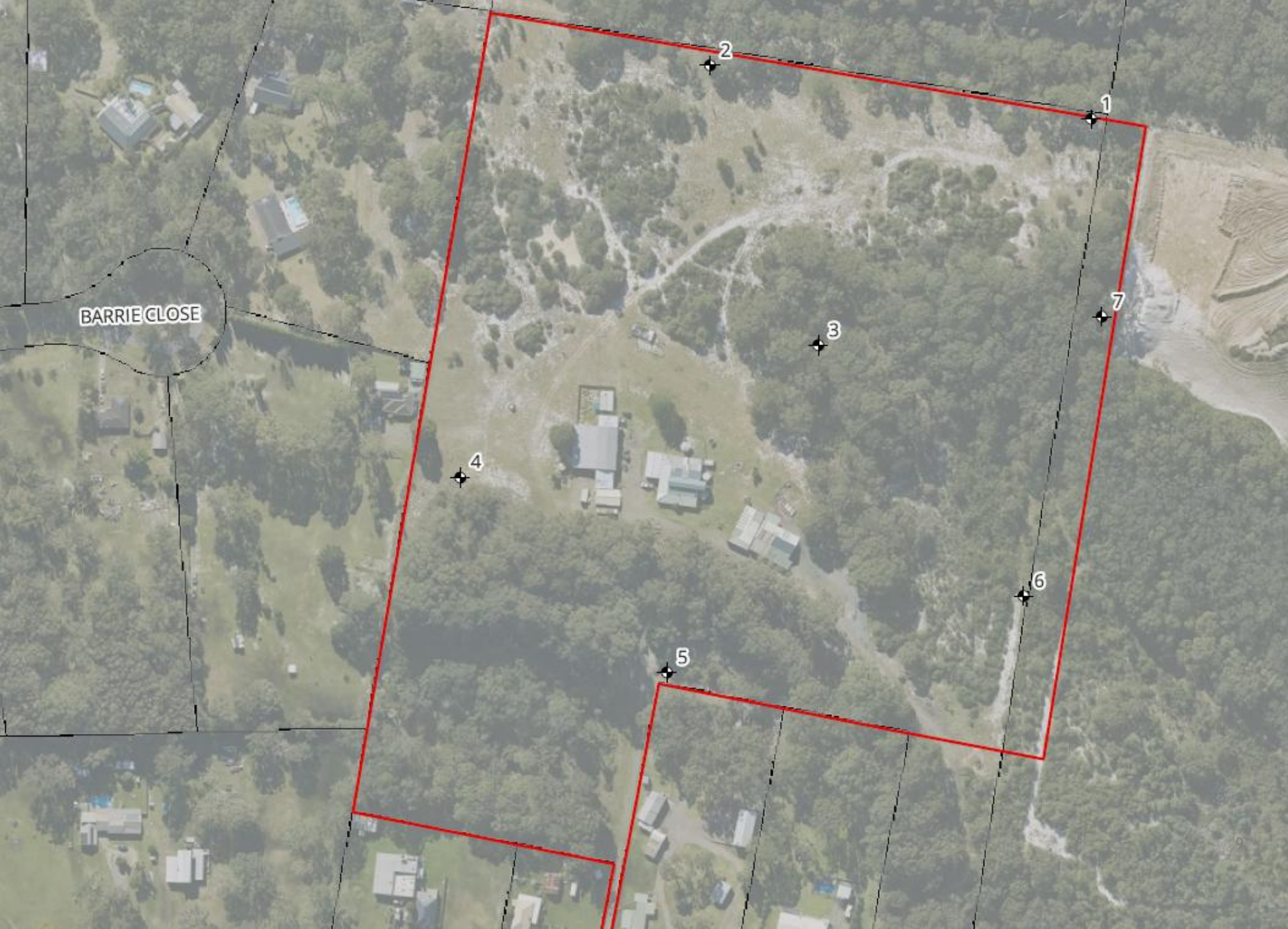
- ▶ Regulates: biodiversity and protected species
- ▶ Includes: offsets, monitoring, clearing protocols, annual compliance
- ▶ Why it matters: protects threatened species and habitats

Hunter Water - Clause 15 Approval

- ▶ Applies to: Tomago Sandbeds Special Area
- ▶ Regulates: groundwater protection, water quality, monitoring commitments
- ▶ Why it matters: helps protect drinking water supplies

SSD Modification 4 Western Extension

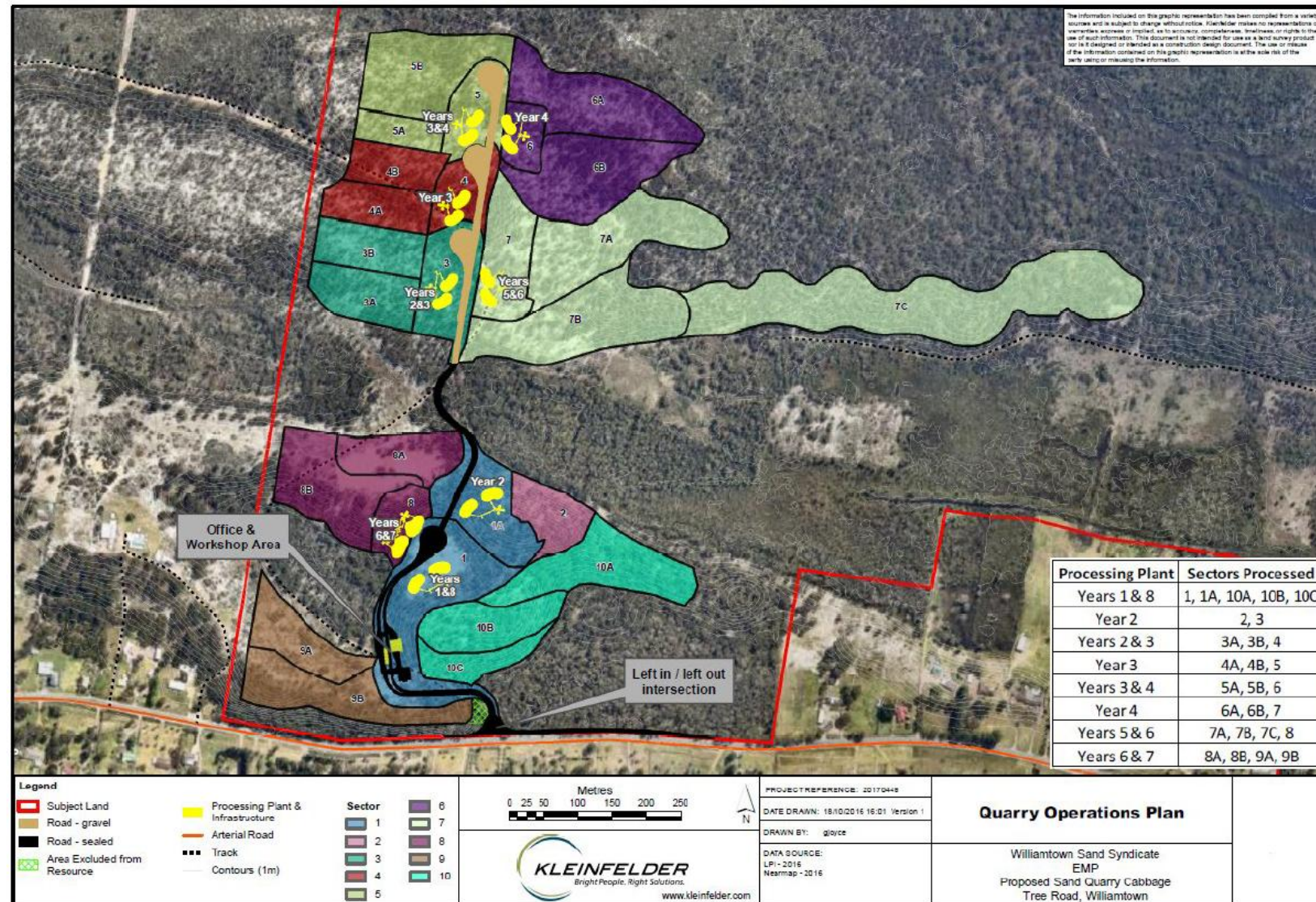
- ▶ Progress and status can be tracked through the publicly available Major Projects site: <https://www.planningportal.nsw.gov.au/major-projects/projects/cabbage-tree-road-sand-quarry>
- ▶ Seven new bore installations occurred early November to monitor groundwater levels: locations next slide.



BARRIE CLOSE

SSD 6125 Modification
4 Western Extension
Area.
Additional Bores 1-7
installed.

Key Activities During this Period

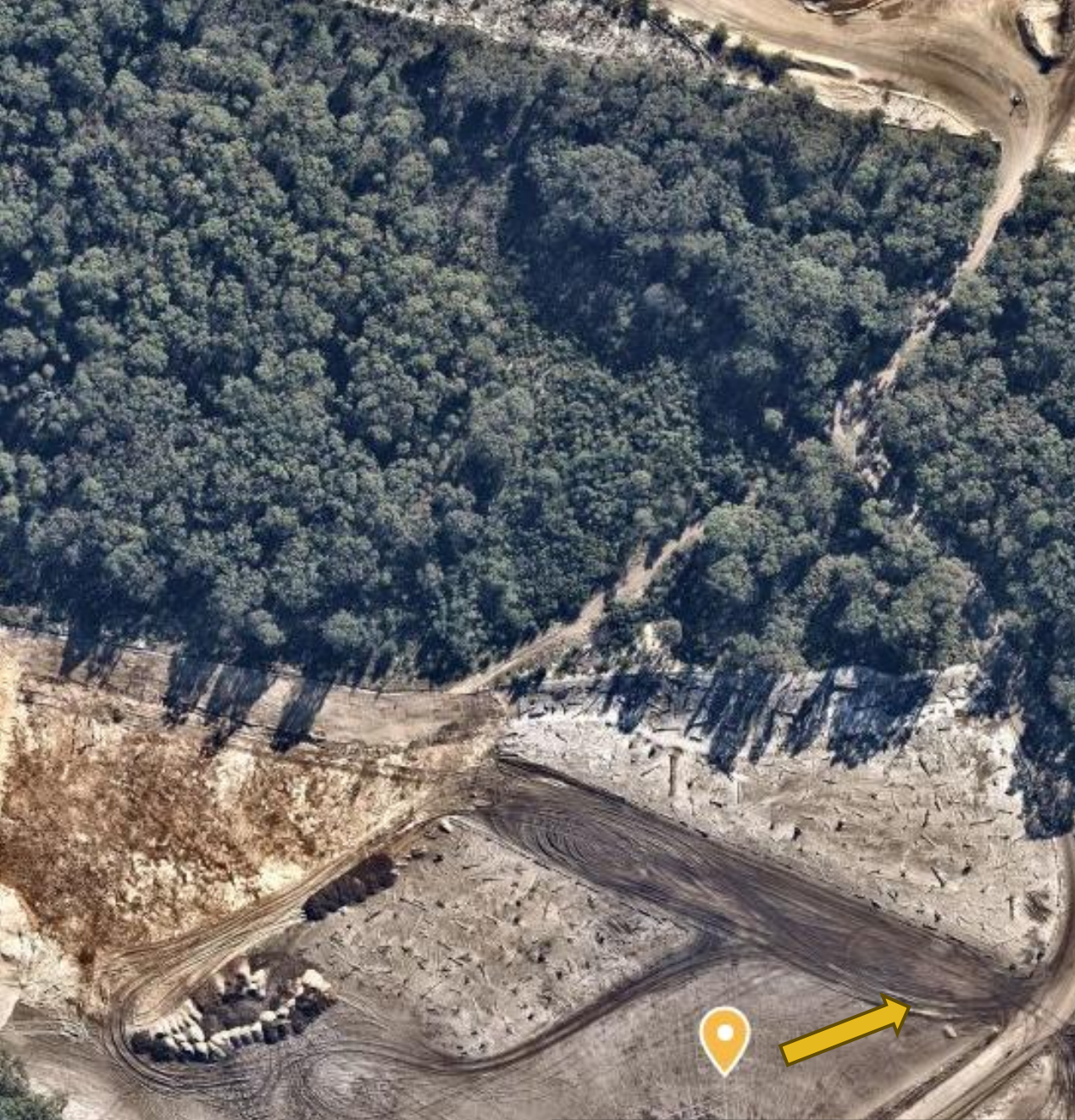


Key Activities During this Period

- ▶ Sector 10: clearing and extraction.
- ▶ Sector 8: tracks closed off with rehabilitation.
- ▶ Sector 7: rehabilitation.
- ▶ 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



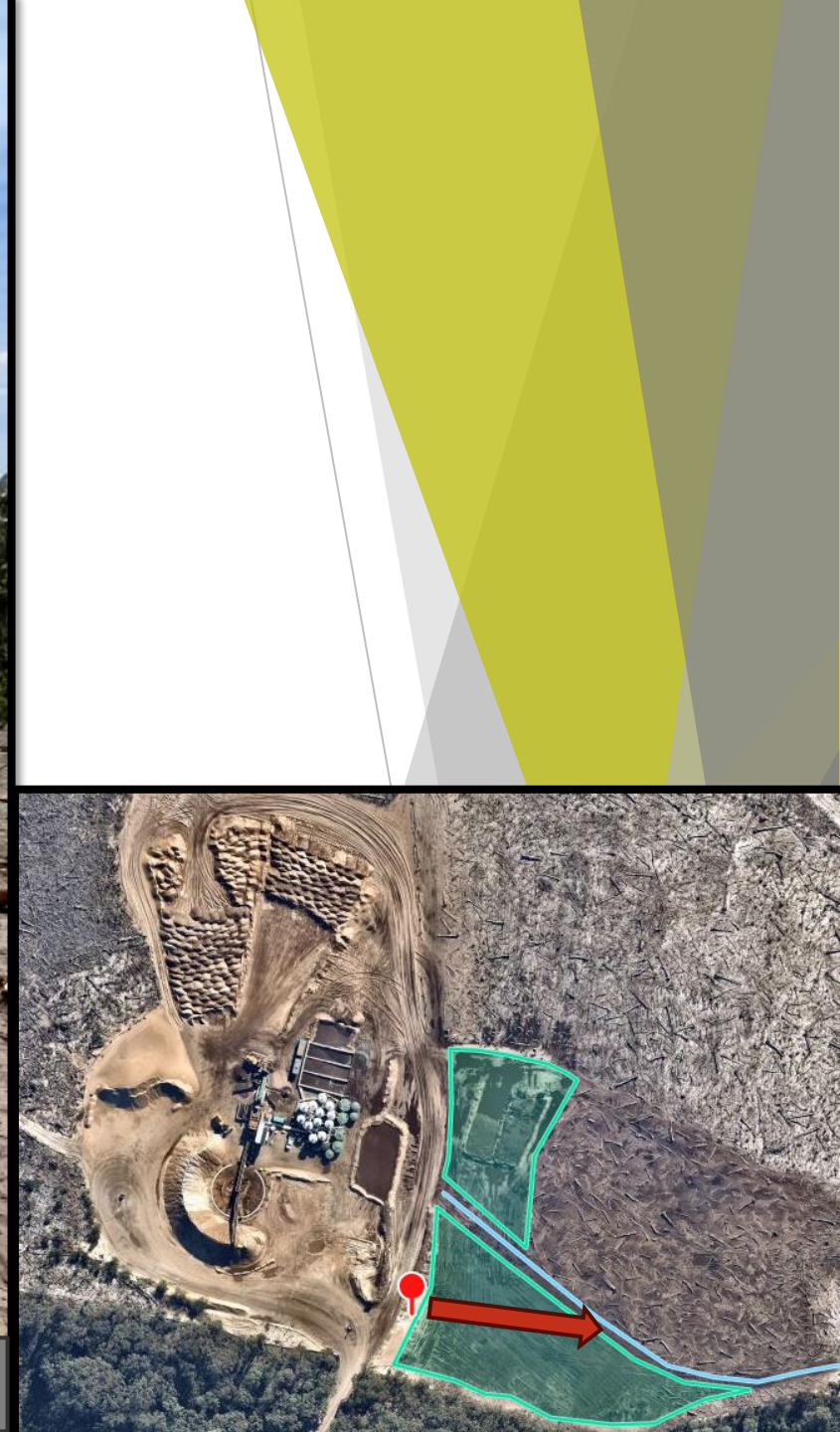
Facing NorthWest over Area 10 topsoil



Facing Northeast over Area 8 - access now closed off



Facing East over Area 7 rehab



Environmental Monitoring Flora & Fauna

23, 24 and 25 September 2025

- ▶ Pre-clearing and clearing surveys completed by Wedgetail ecologists
- ▶ Sector 10A, 10B and 10C clearing as part of the continued quarry operational plan
- ▶ 9 Nest boxes are to be installed as a total of 9 hollow bearing trees were removed.

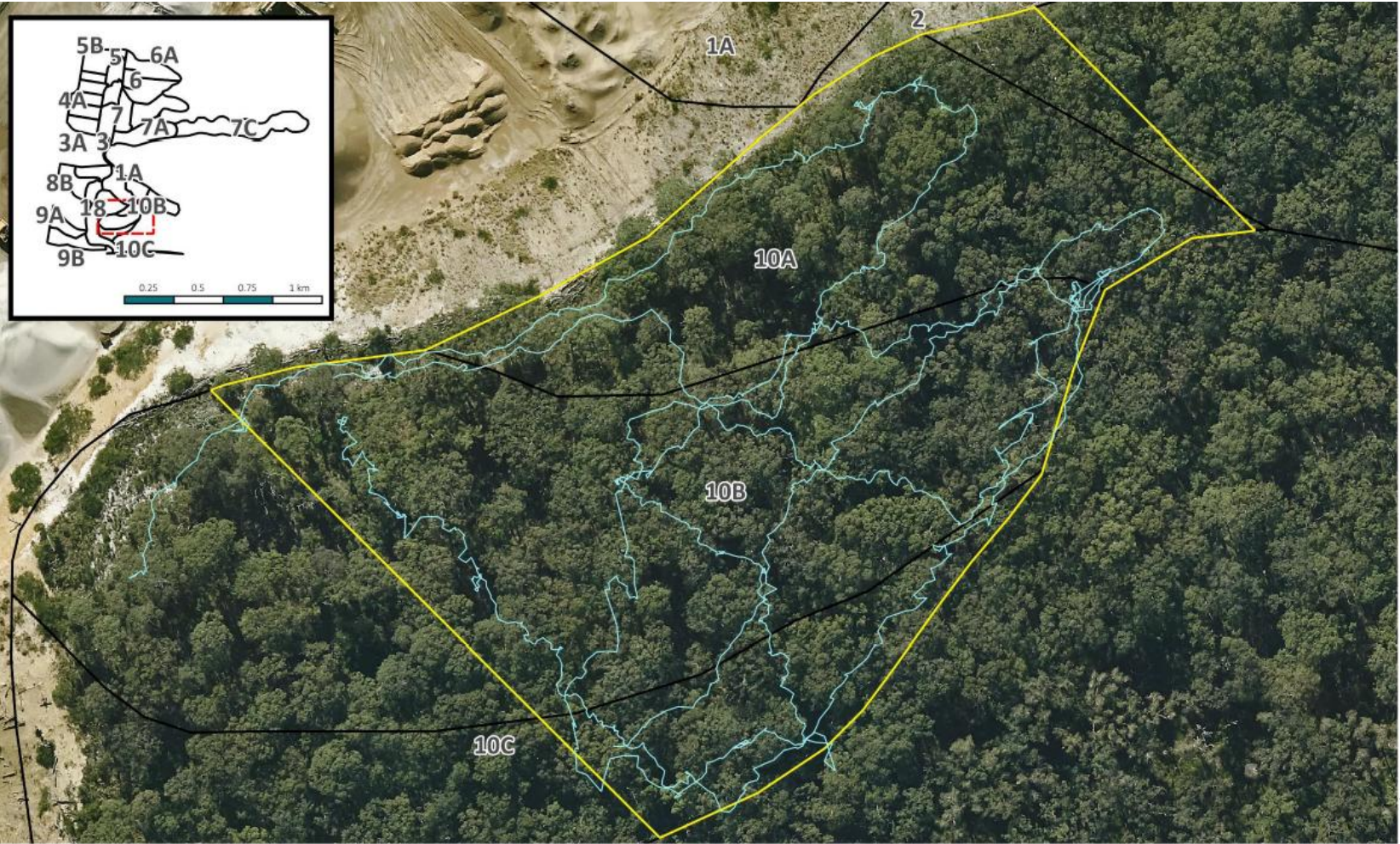
Fauna Sighted

- Scorpion sp.
- Short-beaked Echidna
- Swamp Wallaby
- Tawny Frogmouth

Fauna Heard

- Common Eastern Froglet
- Laughing Kookaburra
- Swamp Wallaby

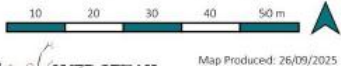
Environmental Monitoring Flora & Fauna



Newcastle Sand Pty Ltd
398 Cabbage Tree Rd

- Quarry Operations Plan (Stages)
- Extent of clearing
- Spotlighting tracks

Fig. 2. Spotlighting



Environmental Monitoring Rainfall

Seasonal Climate Summary

Sep to Nov 2025 Williamtown RAAF (BOM Station 061078)

Spring 2025 was warm and dry, with increasing temperatures, decreasing rainfall, and elevated wind gusts.

Rainfall dropped from 58 mm in September to just 21 mm in November, reflecting an overall drying trend across the season.

- ▶ Spring rainfall at Williamtown has been well below the long-term average, with only a few short, isolated rain events.
- ▶ Dust management continued onsite

Environmental Monitoring Rainfall

Rainfall Totals

September: 58.4 mm

October: 30.8 mm

November: 20.6 mm

Maximum Daily Rainfall

23 September 2025: 17.2 mm

29 October 2025: 19.6 mm

21 November 2025: 6.6 mm

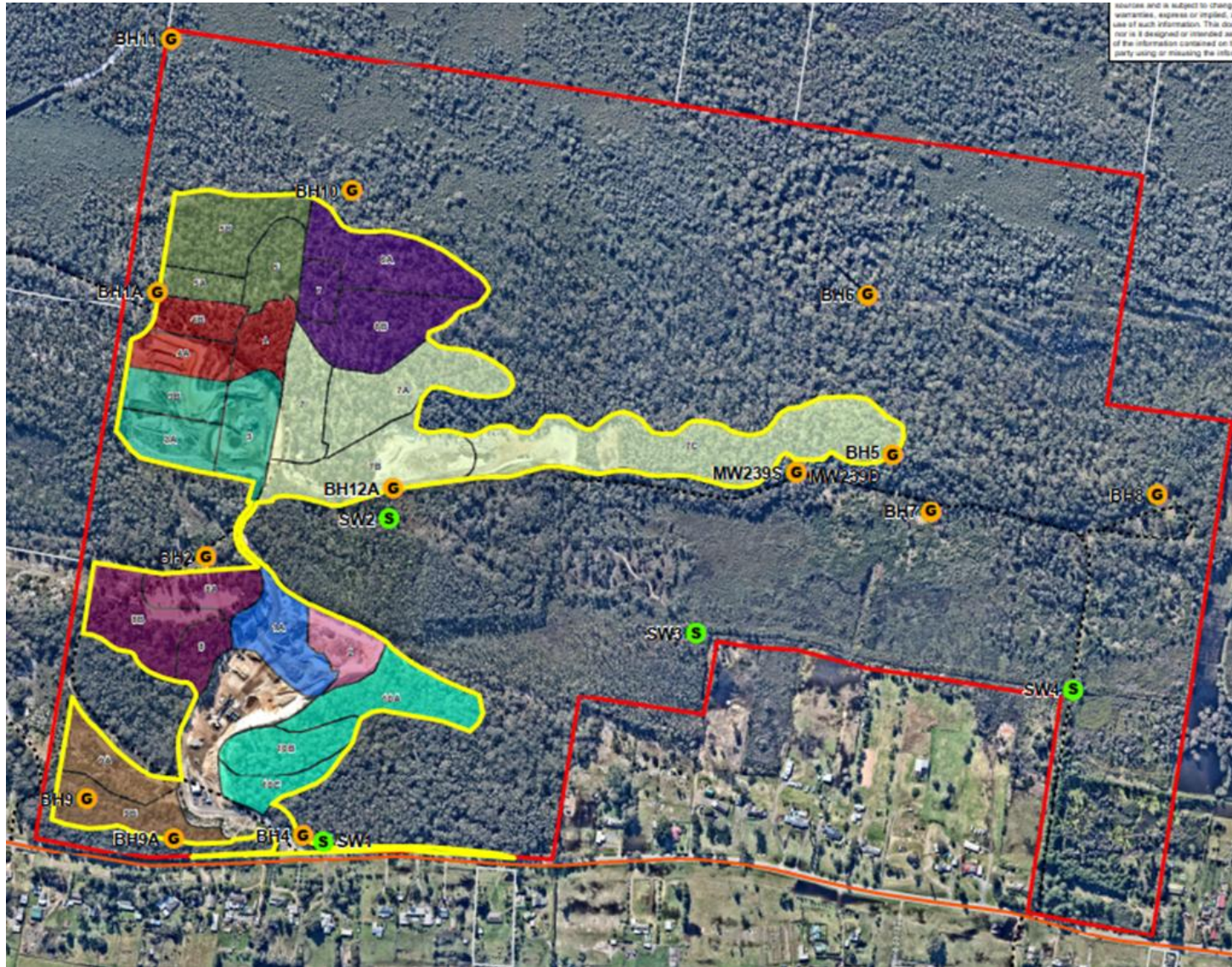
Environmental Monitoring - Groundwater

- ▶ Groundwater levels are monitored monthly.
- ▶ Traffic light system where green is standard operations through to red involving a hydrogeologist's review of the groundwater levels.
- ▶ All boreholes depths (levels) from manual dipping are currently in the green (level 0).
- ▶ BH1A, BH2, BH9A and BH10 reduced from Level 2 or Level 3 in September and October back to Level 0 in November

Table 3-3 Groundwater Level Monitoring TARP rules

Level	Trigger	Action and Response	Report to
0	Groundwater levels more than 0.5 m below <i>inferred</i> 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.

Water Monitoring Locations



Environmental Monitoring Surface Water

During the spring quarter, most surface water locations around the quarry were dry, which is expected at this time of year. The only available water for testing was from the wash plant.

Results Summary

- ✓ Water quality at the wash plant is well within the limits set out in the approved Water Management Plan.
- ✓ Key water indicators such as pH, salinity and dissolved solids remain stable and low.
- ✓ All metals, including iron, manganese and arsenic, were well below guideline levels.
- ✓ No hydrocarbons were detected.
- ✓ PFAS levels continued to be very low (and well below guidelines) and are trending downward.

What this Means

- ✓ The quarry is not adding PFAS to the environment.
- ✓ The very low-level detections seen in past years match what is already known about the wider Williamstown area.
- ✓ Water quality continues to reflect natural background conditions, not quarry activity.

In short, the latest monitoring shows the quarry is operating safely, and parameters are well within the limits set by the environmental approval and national guidelines.

Environmental Monitoring Noise

- ▶ Quarterly monitoring completed on 25 and 26 September 2025.
- ▶ Next monitoring in December 2025
- ▶ Quarry was determined inaudible and compliant with the criteria and conditions of the project's approvals (SSD-6125 and EPL 24264).

Environmental Monitoring Air

BAMS

- ▶ Network includes two Beta Attenuation Monitors (BAMs) that measure real-time particulate matter under 10 micrometres in diameter (PM10).
 - ▶ These record average value every 15 minutes continuously.

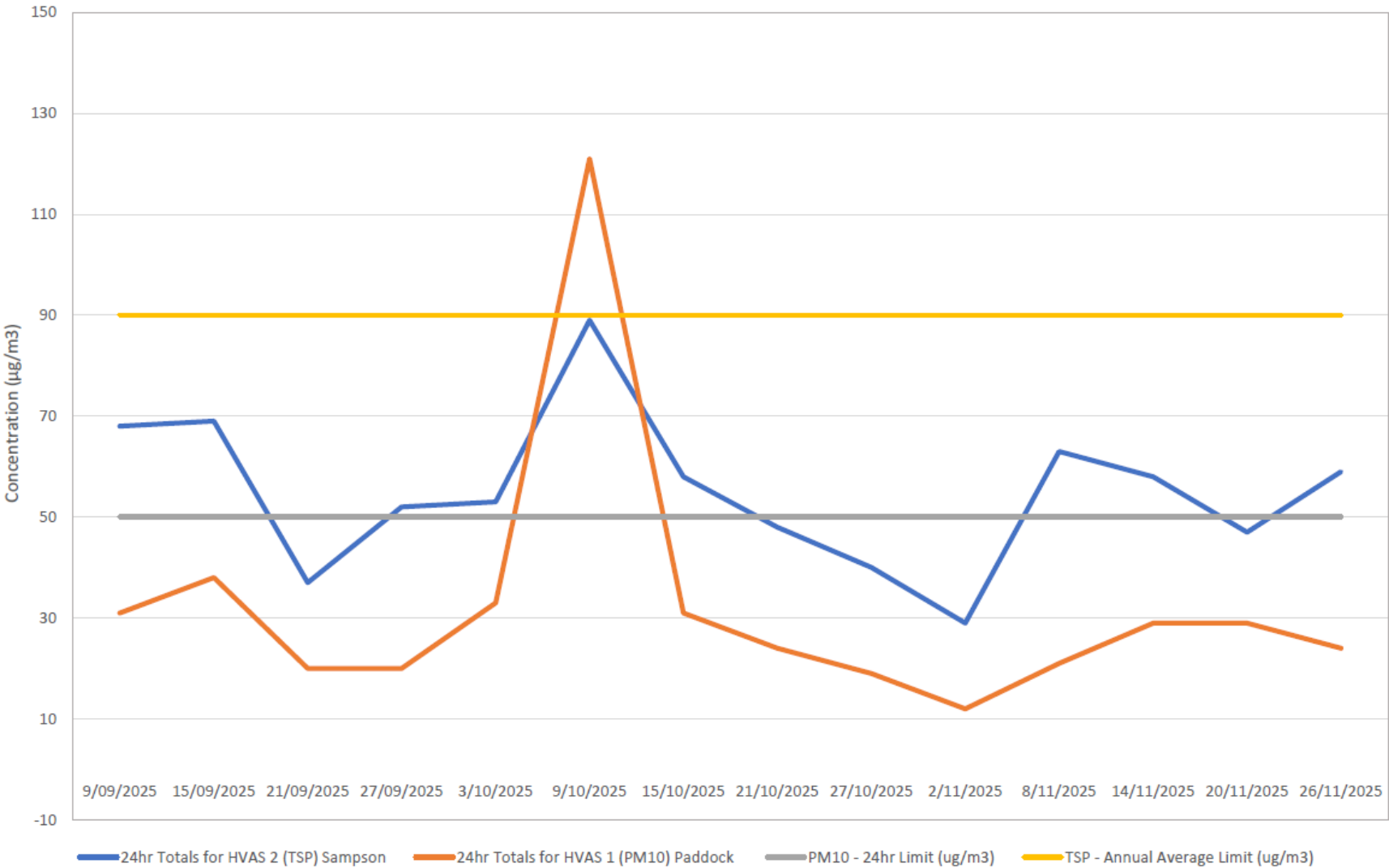
HVAS

- ▶ Two High Volume Air Sampler (HVAS) one measuring PM10 and one measuring total suspended particulates (TSP) under 30 micrometres in diameter.
 - ▶ 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 PM10 / TSP

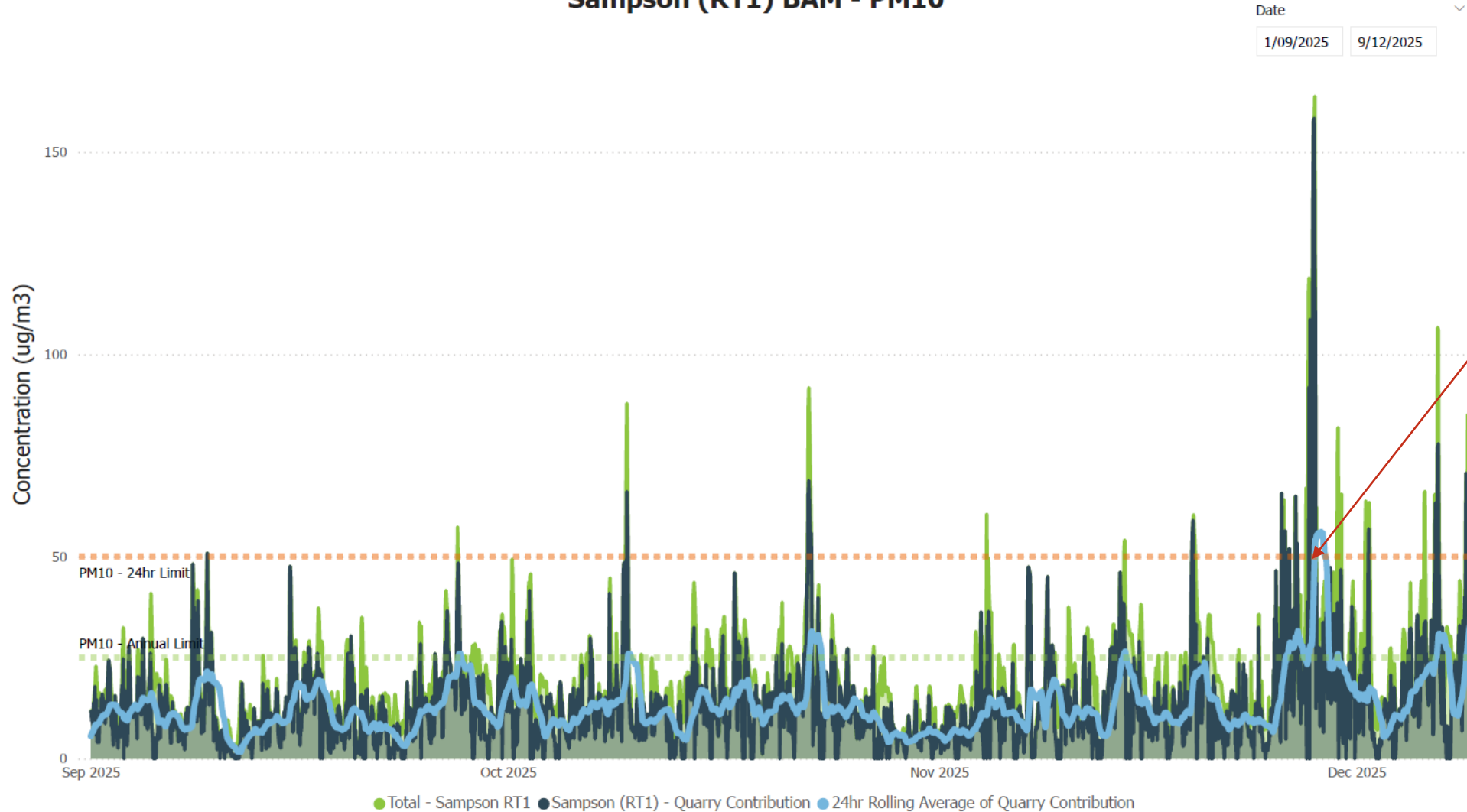
HVAS - Newcastle Sand



Orange and Grey = PM10
Blue and Yellow = TSP

Environmental Monitoring Real Time Monitor 1

Sampson (RT1) BAM - PM10

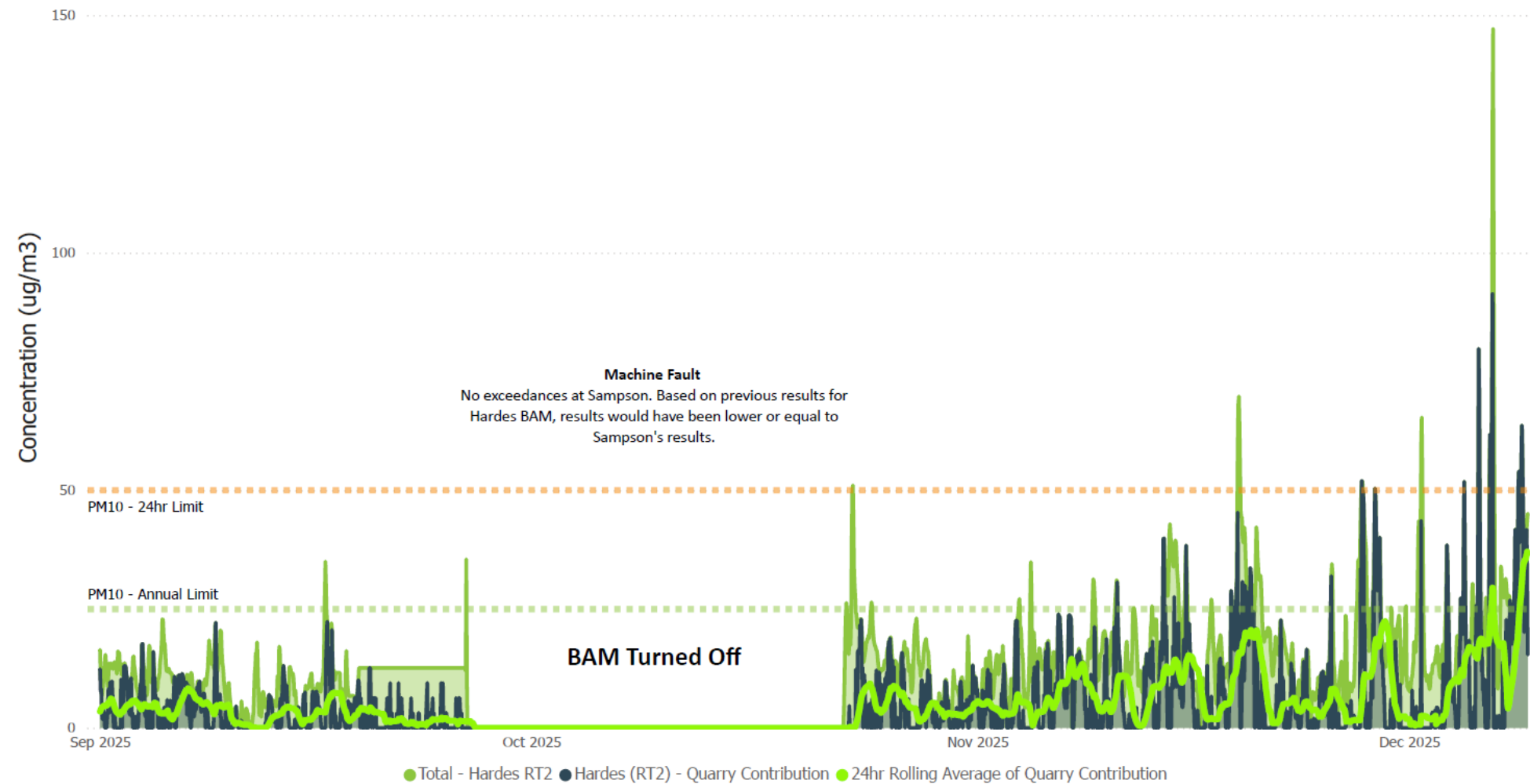


One elevated spike in late November

Environmental Monitoring Real Time Monitor 2

Hardes (RT2) BAM - PM10

Date
1/09/2025 9/12/2025



Environmental Monitoring Air

- ▶ November Real Time Monitor 1 (RT1 - Sampson) spiked. This occurred at night, when the quarry was non operational.
- ▶ October 2025 HVAS exceedance for PM10, reported to the Department. Investigation outlined that non quarry related earthworks offsite adjacent to the quarry occurring at the time elevated reading.

Questions?

More Information

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