

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

25 March 2026
9:05am - 09:35am
Mercure Newcastle Airport

Meeting Number: 23rd Meeting **Type of meeting:** General
Chairperson: John Turner - JT **Note taker:** Kristen McMahon - KM

Attendees: 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
John Simpson (Hunter Water Representative) – JS

Apologies: Jonathan Berry (Wedgetail Project Consulting) – JB
Darren Williams (WSS) – DW

Observers: Nil

Meeting Open: 9:06am

Moment of respect and remembrance for both Shirley and Paul who have recently passed away. The Committee acknowledges their recent passing, Newcastle Sand valued both Shirley and Paul as CCC members. The Committee extends its condolences to their family and recognises their contribution to the Committee.

Minutes

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

Discussion:

Jonathan Berry (Wedgetail Project Consulting) – JB
Darren Williams (WSS) – DW

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.
Greg Callaghan (Resident) – Deed with WSS
Peter West (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 / EL - Mod 4 approval update.
 ALL - Road works in the area
 EL - Mod 4 proposed land optioned. Sector 10 maintaining the hill for as long as possible.
 KM - Continued presentation.
 EL - Extracting Sector 10 in a Northwest movement to reduce visibility and reduce wind blown dust.
 KM - Investigations into moving air quality monitor.
 GC – Push for council to complete drainage works?
 EL – Barrie Close and near site has been started.
 JS – Outlined there may be some historical data regarding drainage, KM will follow up with both Council and HWC

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. In conjunction with HWC and Council records.	EL / KM / JS / SH	Early 2026

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

Discussion:

JT – Letter from the Secretary of Planning concerning CCC operations was distributed to all committee members.

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



NEWCASTLE **SAND**

Community Consultative Committee Update
Project update for the period December to March

Meeting: 25 March 2026 9:00am

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

Wednesday 25 March 2026 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

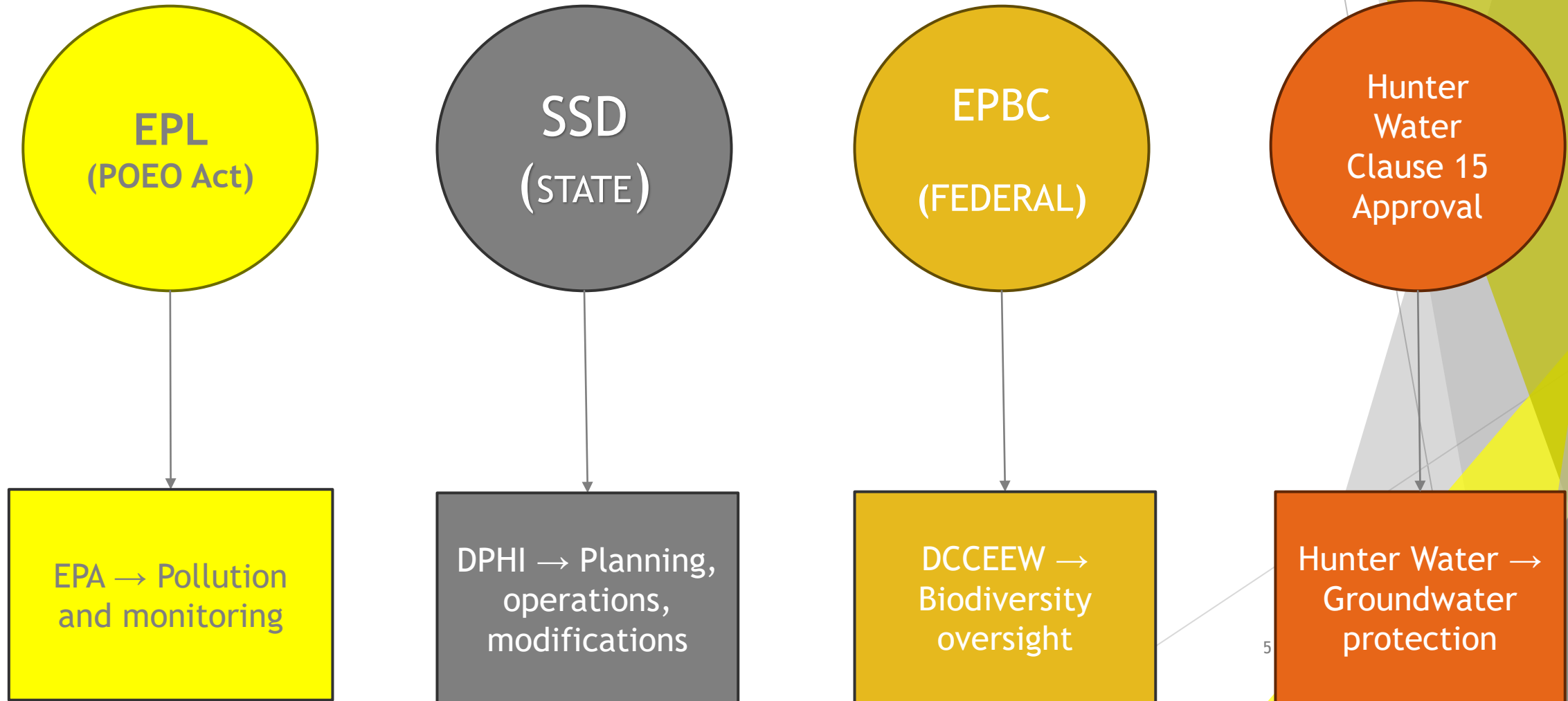
Correspondence

▶ Nil

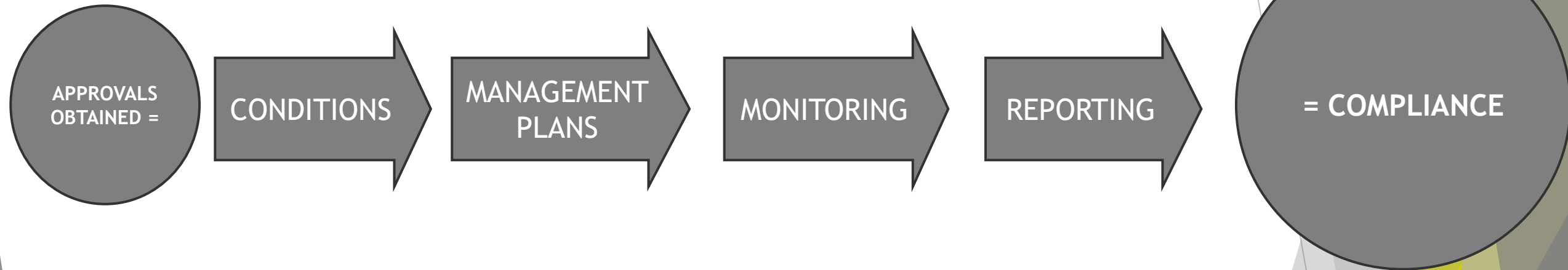
Community Complaints

- ▶ No complaints during this period

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**

Key Activities During this Period

- ▶ Sector 10: clearing and extraction.
- ▶ Sector 8: progressive rehabilitation.
- ▶ Sector 9: to be extracted last.
- ▶ 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

Western Extension Update:

- ▶ 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 bore installations occurred early November to monitor groundwater levels (locations next slide). Groundwater monitoring in the new bores has been completed. This assists Newcastle Sand in additional monitoring data surrounding the project.
- ▶ Ecology and Groundwater works are being finalised, as the last environmental aspects before resubmission.



- Subject land ▨ Avoided impacts — Local Road — Contours (10m)
- Study area □ National Parks & Reserves - - - - - Track-Vehicular
- Impact area — Arterial Road

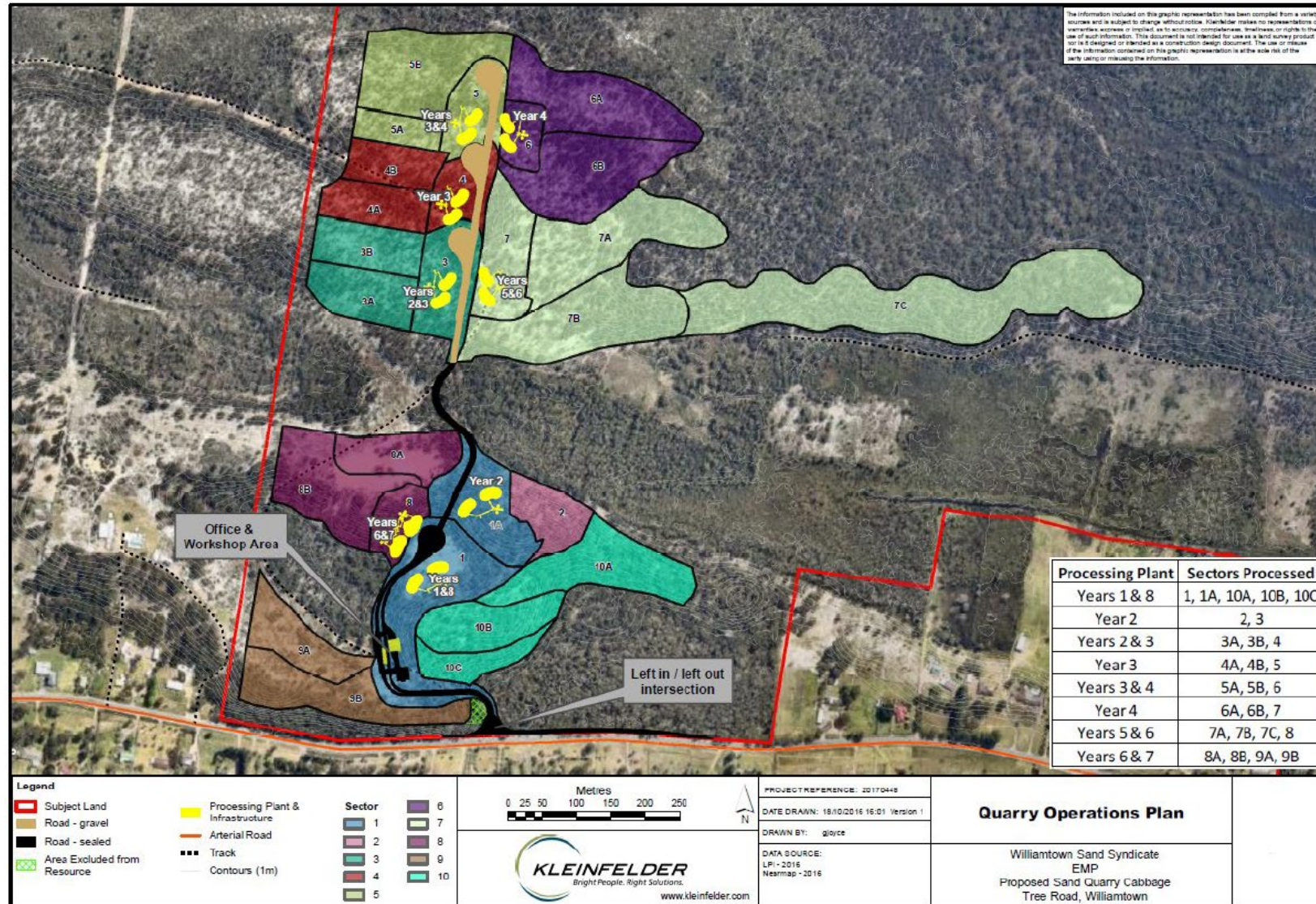
Figure 2: Development to be Modified




 Date: 15/08/2025
 By: Keryn Dowling
 GDAG4 / MGA zone 56
 Source: © Aeromatrix

SSD 6125 Modification
4 Western Extension
Area.

Key Activities During this Period



Environmental Monitoring Flora & Fauna

Wedgetail Ecologist supervised clearing activities as per the approved environmental requirements.

- ▶ Pre-clearing
 - ▶ 19 January 2026
- ▶ Clearing surveys
 - ▶ 21 January 2026
- ▶ During clearing During clearing two Brushtail Possums were present in a stag hollow and intervention for the adult and joey was required. They were held at the residence of Licensed wildlife carer and relocated back on site at dusk. One Lesser Long-eared Bat was found in a stag and intervention was required. Licensed carer completed thorough assessment and the individual was relocated back onto site at dusk.



Plate 1: Brushtail Possum (*Trichosurus vulpecula*) with Joey behind

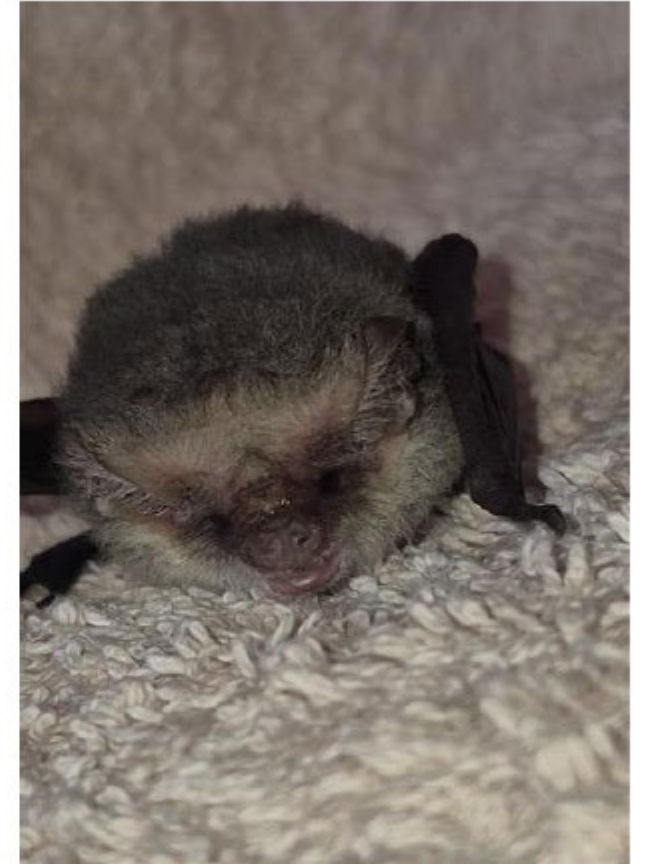


Plate 2: Lesser Long-eared Bat (*Nyctophilus geoffroyi*)



- Quarry Operations Plan (Stages)
- Extent of clearing
- Corymbia
- Burrow
- Stag (2 x Brushtail Possums)
- Stag
- Stag (Lesser Long-eared Microbat)

Figure 2: Tree Clearing and Fauna Observations



Environmental Monitoring - Rainfall

December to March 2025 Williamtown RAAF (BOM Station 061078)

- Variable conditions with generally warm temperatures
- Overall low rainfall across early summer, increasing in March
- Several isolated storm events, including a significant rainfall event in March
- ▶ Total Rainfall (1 Dec - 24 Mar): 255 mm
- ▶ Rainfall below long-term average for most of the season
- ▶ Conditions remained predominantly dry despite late rainfall
- ▶ Dust management continued onsite
- ▶ Water management and erosion controls implemented during rainfall events

Newcastle Sand Air Monitoring - Long Term Data

Station ID: 061078 Name: WILLIAMTOWN RAAF Lat: -32.7, Long: 151.84 Height: 7.5m <http://www.bom.gov.au/climate/dwo/IDCJDW2145.latest.shtml>

Date	Min Temperature Long Term Mean (C°)	Mean Monthly Minimum Temperature (C°)	Min of Minimum temperature (°C)	Min Temperature Variation From Mean (C°)	Max Temperature Long Term Mean (C°)	Mean Monthly Maximum Temperature (C°)	Max of Maximum temperature (°C)	Variation from Mean Max Temperature (C°)	Monthly Rainfall Long Term Mean of Total (mm)	Total Monthly Rainfall (mm)	Average of Rainfall (mm)	Variation from Mean Rainfall (mm)
01/10/2024	12.80	12.80	7.00	0	23.80	23.70	30.80	-0.1	75.60	54.00	1.86	-21.6
01/11/2024	17.50	17.50	12.70	0	25.60	27.00	37.70	1.4	82.70	73.80	2.84	-8.9
01/12/2024	18.70	18.70	12.90	0	27.40	29.70	37.60	2.3	76.00	12.80	0.41	-63.2
01/01/2025	18.20	18.70	13.80	0.5	28.30	28.10	40.70	-0.2	100.30	247.20	8.24	146.9
01/02/2025	18.20	18.70	12.60	0.5	27.70	28.60	36.90	0.9	1,176.00	33.20	1.19	-1142.8
01/03/2025	16.50	19.10	15.00	2.6	26.40	26.80	35.30	0.4	127.20	145.00	4.68	17.8
01/04/2025	13.30	14.80	11.80	1.5	23.80	24.70	28.90	0.9	111.60	180.00	6.21	68.4
01/05/2025	10.10	11.30	8.80	1.2	20.40	20.30	25.90	-0.1	115.80	502.00	16.19	386.2
01/06/2025	8.00	12.60	4.10	4.6	17.70	17.50	21.80	-0.2	121.40	65.40	2.26	-56
01/07/2025	6.50	7.90	2.30	1.4	17.20	17.60	22.70	0.4	76.40	152.40	4.92	76
01/08/2025	6.90	12.80	4.70	5.9	18.80	25.10	25.10	6.3	73.80	255.20	8.23	181.4
01/09/2025	9.20	10.20	5.50	1	21.60	23.90	29.40	2.3	60.10	58.40	1.95	-1.7
01/10/2025	16.70	13.80	6.90	-2.9	23.80	27.80	39.80	4	75.10	30.80	0.99	-44.3
01/11/2025	14.50	15.70	8.30	1.2	25.60	28.60	37.70	3	81.80	20.60	0.71	-61.2
01/12/2025	16.70	17.20	11.30	0.5	27.40	28.90	42.60	1.5	75.50	31.40	1.01	-44.1
01/01/2026	18.20	18.10	14.10	-0.1	28.30	28.80	40.50	0.5	100.20	22.00	0.71	-78.2
01/02/2026	18.20	19.80	13.10	1.6	27.70	30.10	36.50	2.4	116.40	23.40	0.84	-93

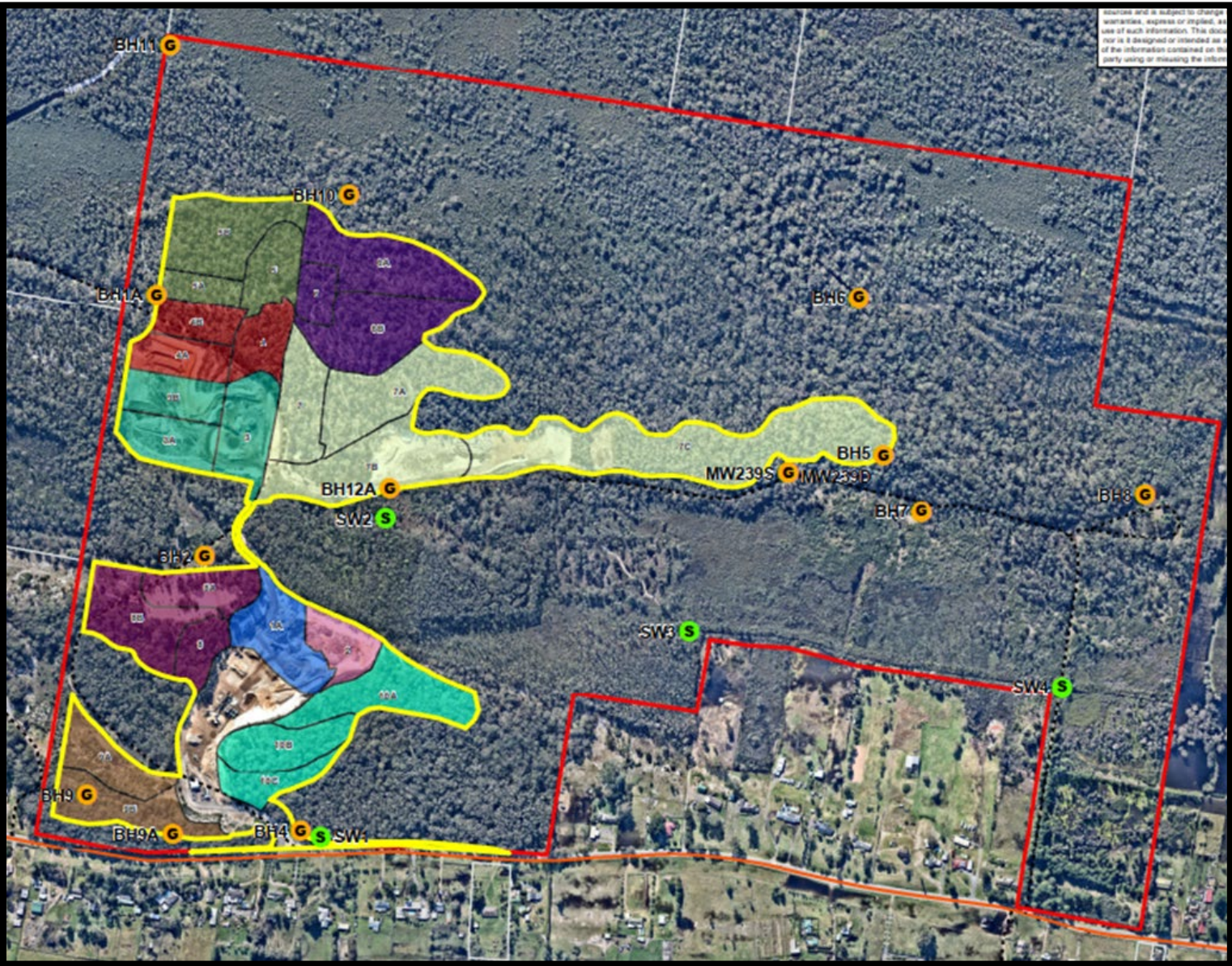
Environmental Monitoring - Groundwater

- ▶ Environmental Monitoring - Groundwater
- ▶ Groundwater levels are checked every month across the site
- ▶ Monitoring helps us understand how water moves beneath the ground
- ▶ Groundwater levels are stable and within expected ranges
- ▶ No impacts to nearby properties or water users have been identified
- ▶ Groundwater levels change naturally depending on rainfall
- ▶ Recent results reflect seasonal weather conditions
- ▶ Ongoing monitoring ensures any changes are identified early

Review of Groundwater Elevation		
December 2025 – February 2026		
Date	Sample Description	Groundwater Elevation (GWE)
15/12/25	BH11	4.81
15/12/25	BH12A	2.06
15/12/25	BH1A	4.05
15/12/25	BH2	2.75
15/12/25	BH4	1.68
15/12/25	BH6	2.27
15/12/25	BH7	1.47
15/12/25	BH9	1.85
15/12/25	BH9A	1.83
15/12/25	MW239S	1.93
19/01/26	BH11	4.40
19/01/26	BH12A	1.88
19/01/26	BH1A	3.67
19/01/26	BH2	2.48
19/01/26	BH4	1.61
19/01/26	BH6	2.24
19/01/26	BH7	1.44
19/01/26	BH9	1.69
19/01/26	BH9A	1.71
19/01/26	MW239S	1.87
9/02/26	BH10	3.50
9/02/26	BH11	4.22
9/02/26	BH12A	1.75
9/02/26	BH1A	3.50
9/02/26	BH2	2.37
9/02/26	BH4	1.41
9/02/26	BH5	1.49
9/02/26	BH6	2.00
9/02/26	BH7	1.23
9/02/26	BH8	1.25
9/02/26	BH9	1.67
9/02/26	BH9A	1.53
9/02/26	MW239D	1.75
9/02/26	MW239S	1.73

Level	Trigger*
0	Groundwater levels more than 0.5 m below inferred maximum historical level.
1	Groundwater levels within 0.5 m below inferred maximum historical level at any on-site bore.
2	Groundwater levels within 0.25 m of inferred maximum historical level at any on-site bore.
3	Groundwater levels within resource area rise above previously inferred maximum groundwater level.

GW/ SW Water Monitoring Locations



Borehole
Groundwater
Monitoring Locations
in orange

Environmental Monitoring - Surface Water

During the period 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 in December.
- ▶ Next monitoring in March (currently being completed).
- ▶ Quarry was determined compliant with the criteria and conditions of the project's approvals (SSD-6125 and EPL 24264).

Environmental Monitoring Air

BAMS

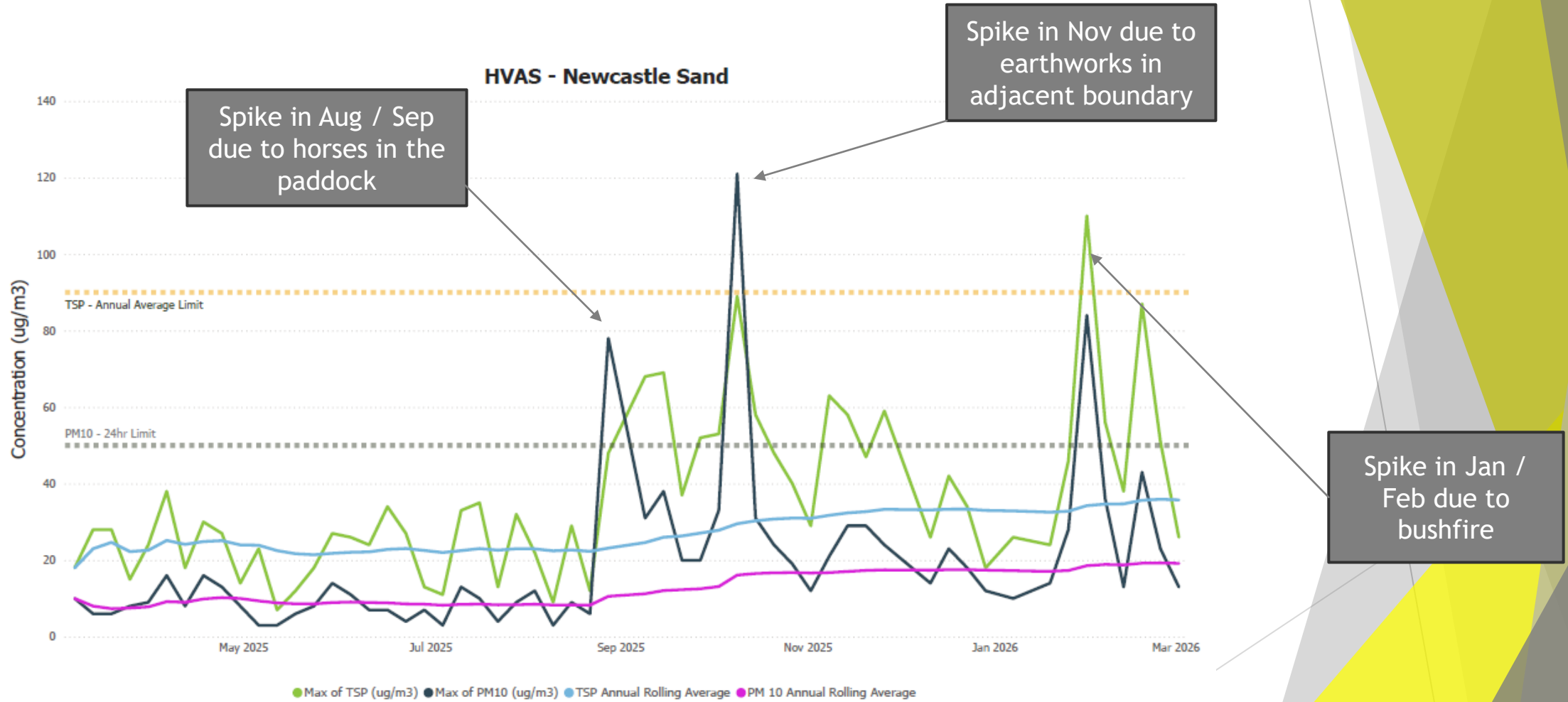
- ▶ Network includes two Beta Attenuation Monitors (BAMs) that measure real-time particulate matter under 10 micrometres in diameter (PM10).
 - ▶ These record average value every 15 minutes continuously.

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 Quality



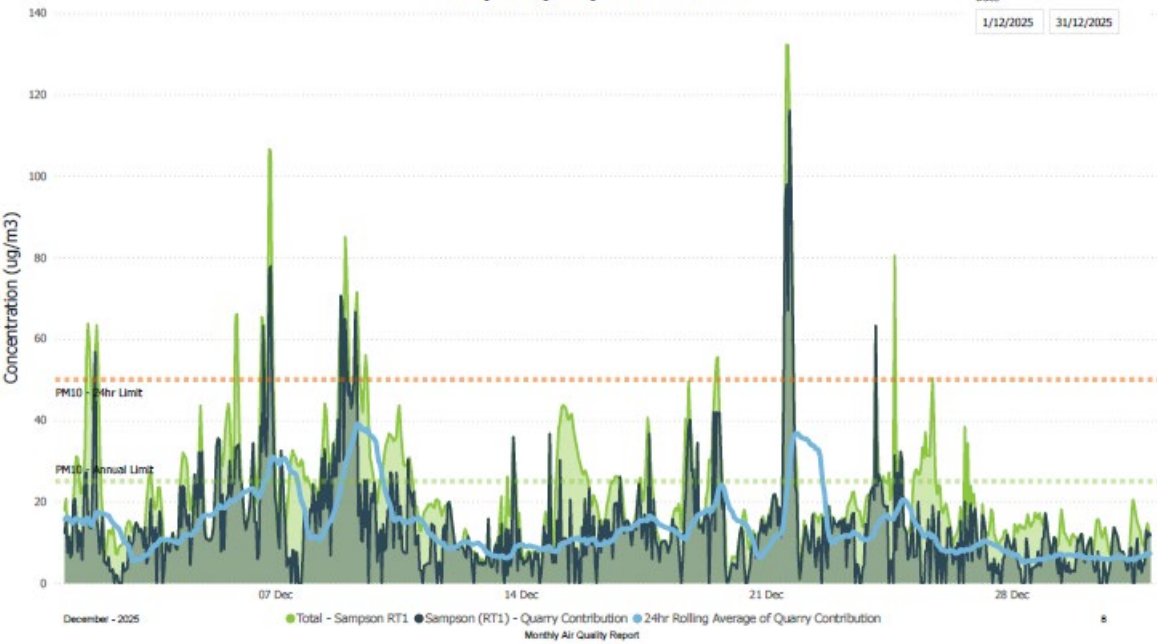
Environmental Monitoring - Air Quality

Air quality exceedances have all been reported to the DPHI and notification sent to the EPA.

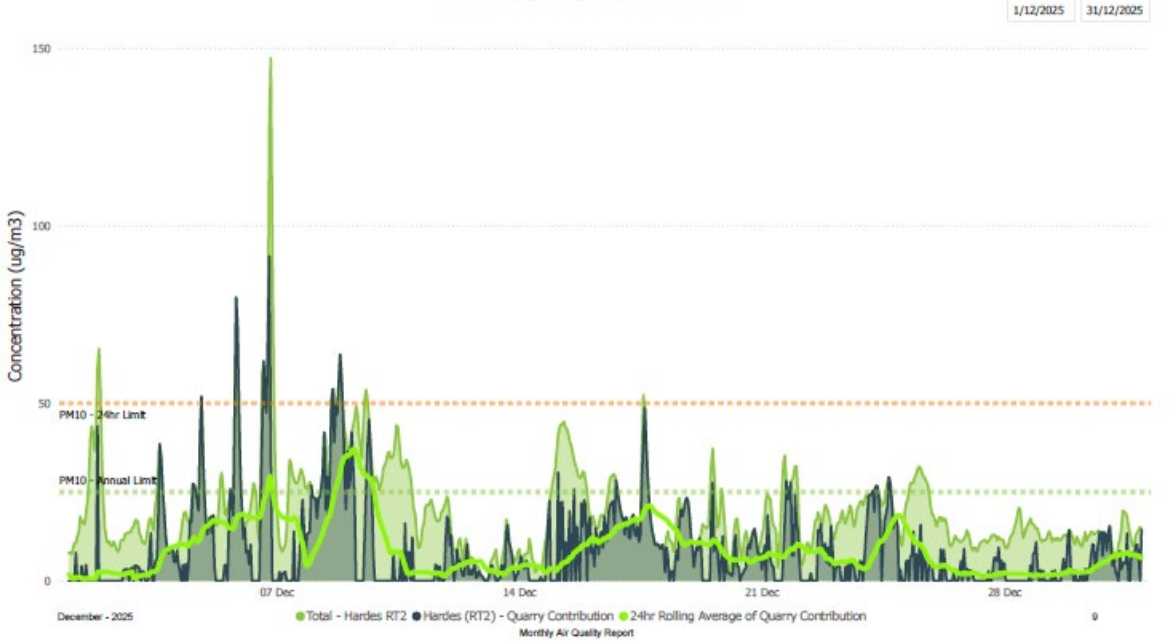
All deemed non quarry related although investigations in relocating the air quality monitoring unit is underway and will be in consultation with the DPHI.

Environmental Monitoring - Air Quality Dec

Sampson (RT1) BAM - PM10

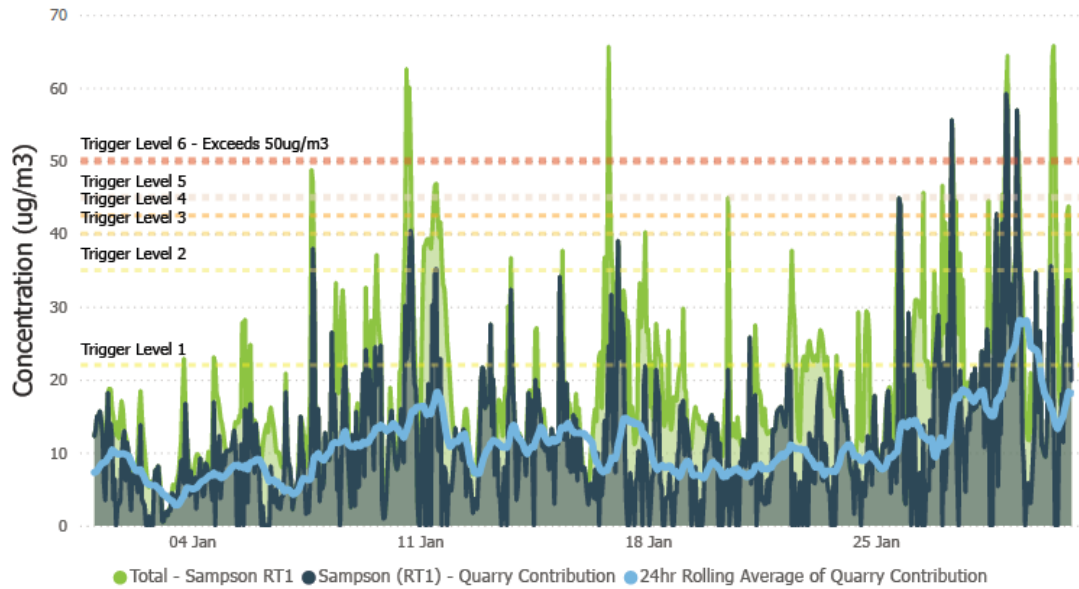


Hardes (RT2) BAM - PM10



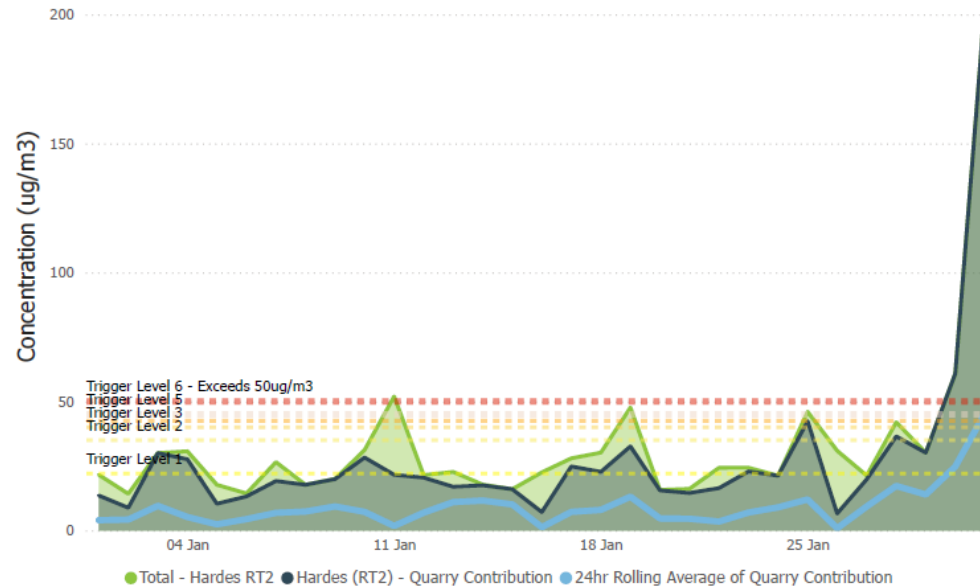
Environmental Monitoring - Air Quality Jan

Sampson (RT1) BAM - PM10
January 2026



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°

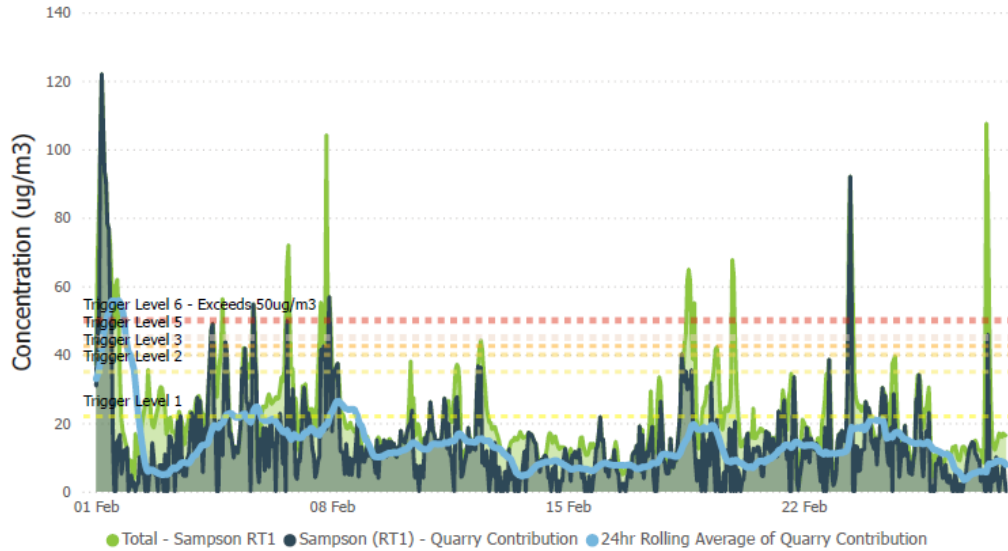
Hardes (RT2) BAM - PM10
January 2026



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

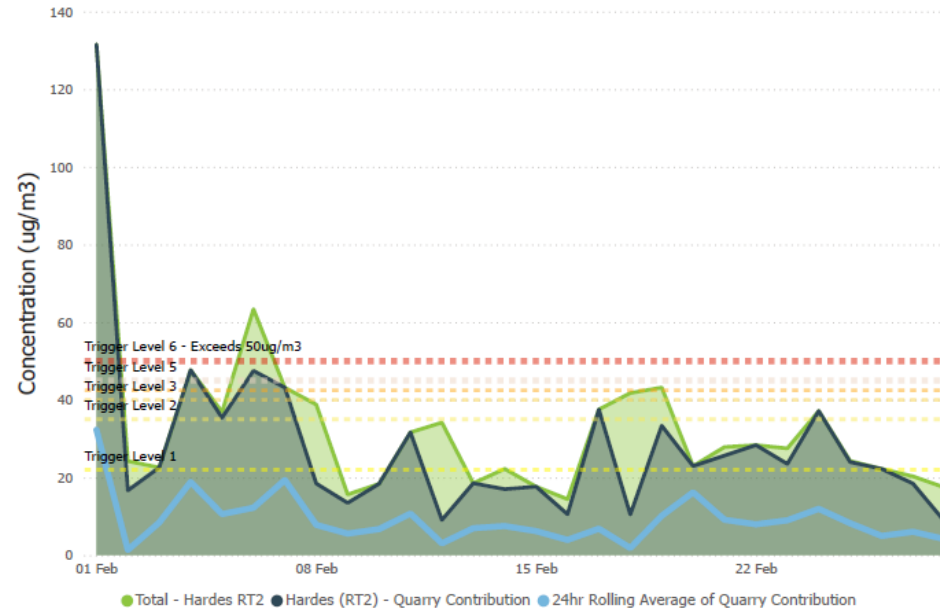
Environmental Monitoring - Air Quality Feb

Sampson (RT1) BAM - PM10
February 2026



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°

Hardes (RT2) BAM - PM10
February 2026



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

Questions?

More Information

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