

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

24 June 2026
9:00am - 09:32am
Mercure Newcastle Airport

Meeting Number: 24th Meeting **Type of meeting:** General
Chairperson: John Turner - JT **Note taker:** Kristen McMahon - KM
Attendees: Darren Williams (WSS) – DW
Elliott Laver (Newcastle Sand) – EL
John Turner (Chair – WSS) - JT
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
Observers: Councillor Peter Francis (PF)
Meeting Open: 9:00am

Minutes

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

Discussion:

Jonathan Berry (Wedgetail Project Consulting) – JB

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 SK. 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 / DW - Mod 4 approval update.

EL - Sector 10 maintaining the hill for as long as possible. Sector 7 completed.

DW – Drains have been cleaned out surrounding the quarry. Action closed.

KM - Continued presentation. Displayed rehabilitation areas, ecology works undertaken, air quality, noise and water results for the previous 3 months.

All: No further business.

Action items	Person responsible	Deadline
✓ Newcastle Sand reached out to council and HWC regarding and drainage data to map with no response, although council have now cleaned out drains surrounding the quarry, action closed.	EL / KM / JS / SH	Completed

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 March to June

Meeting: 24 June 2026 9:00am

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

Presenter: Chairperson

Wednesday 24 June 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

Date	Issue	Outcome
21 Apr	Alleged illegal truck turn	CCTV reviewed - not observed. Closed out.
2 May	Early truck arrival	Entered gate only, no operations before 7am. Closed out.
16 May	Early truck arrival	Entered gate only, no operations before 7am. Closed out.

Further details on the next slide...

Community Complaints

▶ 21 April 2026 - Truck Movements (U-Turn):

- ▶ Member of the community reported an illegal U turn was performed between 8:55am and 9:05am into the quarry.
- ▶ Newcastle Sand reviewed the relevant CCTV footage and site access for the period the review and determined no trucks were observed taking an illegal right-hand turn into the quarry during the reviewed period on the 21 April 2026.

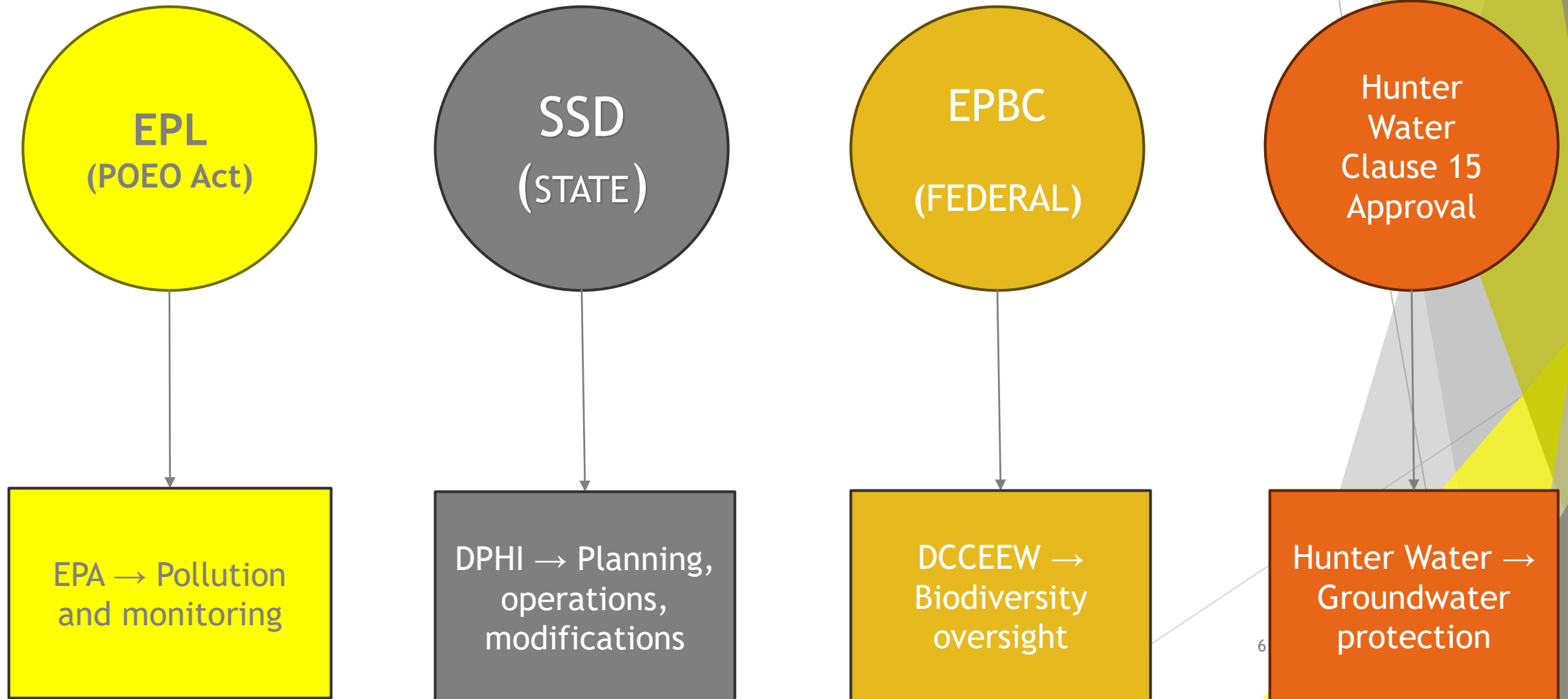
▶ 2 May 2026 - Truck Movements (Time):

- ▶ Community member reported an early truck arrival at 6:40am.
- ▶ A review found a truck arrived on site prior to 7:00am however the vehicle was only permitted through the entry gate and was not authorised beyond the weighbridge or into operational quarry areas prior to approved operating hours.
- ▶ No loading, dispatch or quarrying activities occurred outside approved operating hours.

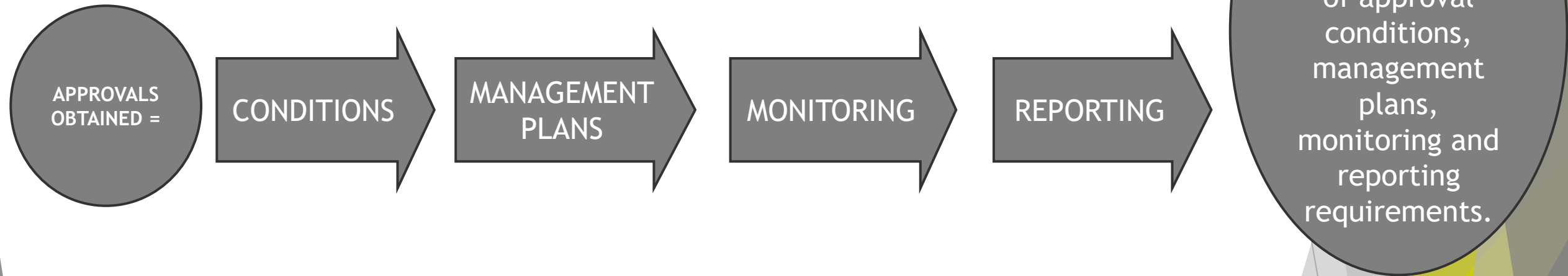
▶ 16 May 2026 - Truck Movements (Time):

- ▶ Community member reported an early truck arrival at 6:40am.
- ▶ Newcastle Sand reviewed the available CCTV footage and weighbridge records. The review confirmed that a truck did enter the site at approximately 6:43am however the vehicle was not permitted past the weighbridge or into the operational quarry area prior to 7:00am and no loading or dispatch activities occurred before the approved operational timeframe.

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**

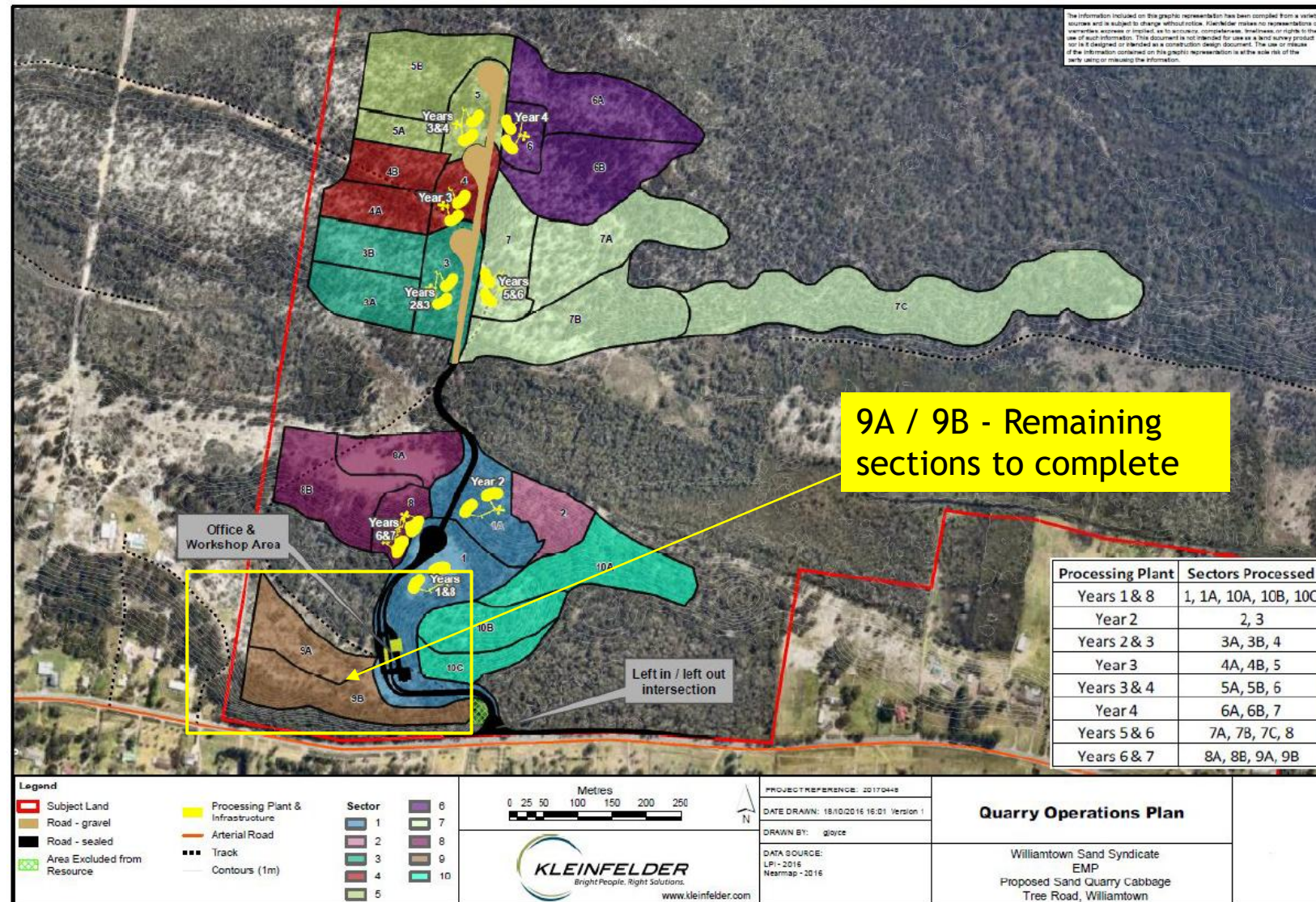
Key Activities During this Period

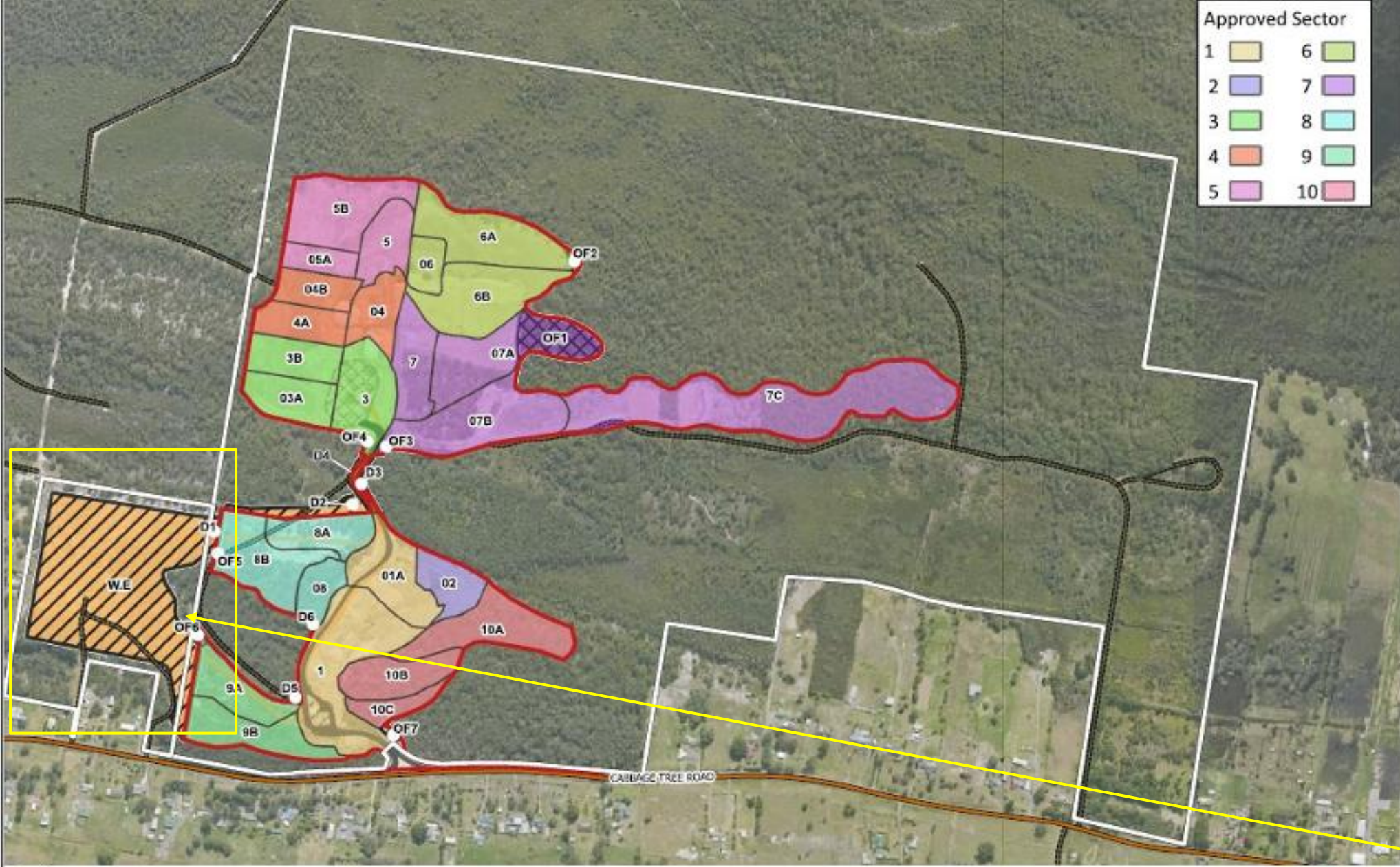
- ▶ Sector 10: Clearing and extraction completed, rehabilitation commenced.
- ▶ Section 7: Extraction completed, rehabilitation in progress.
- ▶ Sector 9: Clearing and extraction upcoming in next few weeks - last area before mod 4 approval.
- ▶ Product, haulage and sales continued.
- ▶ Compliant in truck 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>
- ▶ The modification is awaiting approval for the Western Extension area.
- ▶ All management plans are currently in the process of being updated to include Mod 4 requirements and will be reviewed on the approval of Mod 4.

Key Activities During this Period





Approved Sector

1	6
2	7
3	8
4	9
5	10

Figure 4-1: Sector Plan



GDA94 / MGA zone 56
EPSG:28356

Map Produced: 25/11/2024
Produced by: Adeleh Khoshrooban

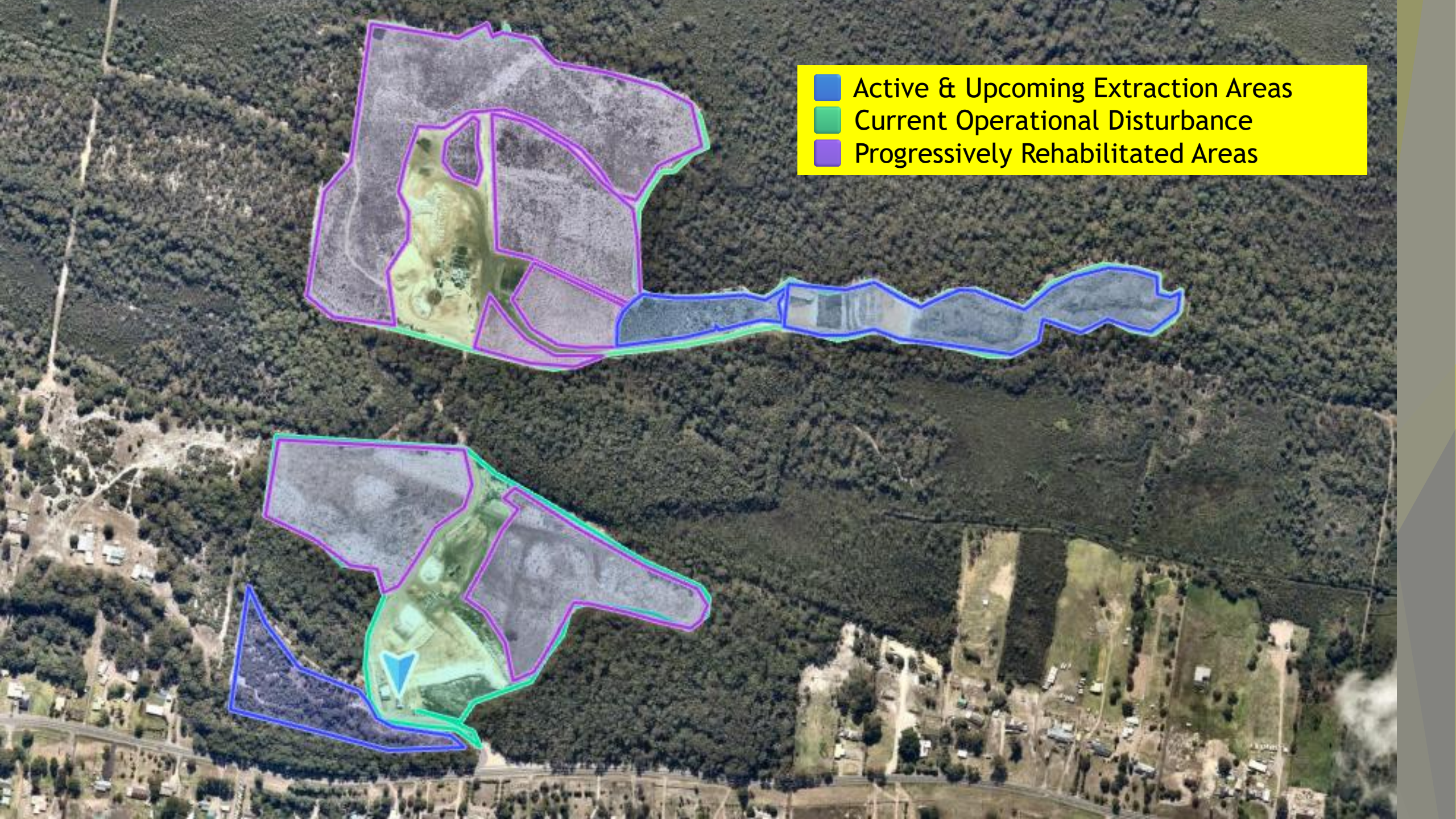
SSD 6125 Modification
4 Western Extension
Area.

Northern Resource Area (April 2026)



Southern Resource Area (April 2026)



- 
- This aerial photograph shows a mining operation in a forested area. The site is divided into several zones: a large central area with a purple outline (Progressively Rehabilitated Areas), a smaller central area with a green outline (Current Operational Disturbance), and a long, narrow area to the right with a blue outline (Active & Upcoming Extraction Areas). A small blue triangle is located in the bottom left area, which also has a blue outline. The surrounding landscape is mostly forested, with some residential areas visible at the bottom.
- Active & Upcoming Extraction Areas
 - Current Operational Disturbance
 - Progressively Rehabilitated Areas

Environmental Monitoring Flora & Fauna

Wedgetail Ecologist supervised clearing activities as per the approved environmental requirements. Immediately prior to clearing activities, the resource area was again surveyed for fauna and in particular Koalas.

- ▶ Clearing surveys occurred on:
 - ▶ 14,15,16, 17 April 2026
- ▶ During clearing one (1) Common Tree Snake (*Dendrelaphis punctulatus*) was present in a stag hollow branch and (1) Robust Velvet Gecko (*Amalosia robusta*) was found in a stag both stags were relocated to bushland outside of area 7 to self relocate.

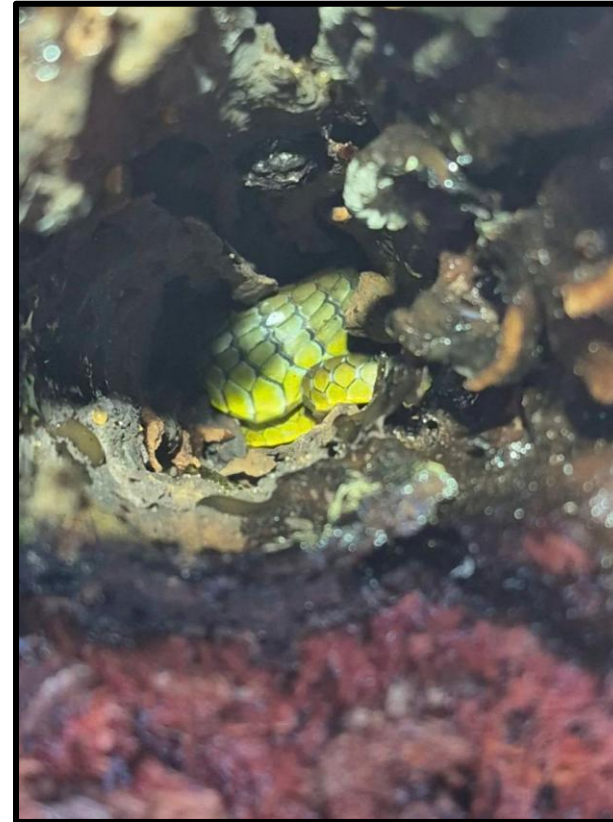
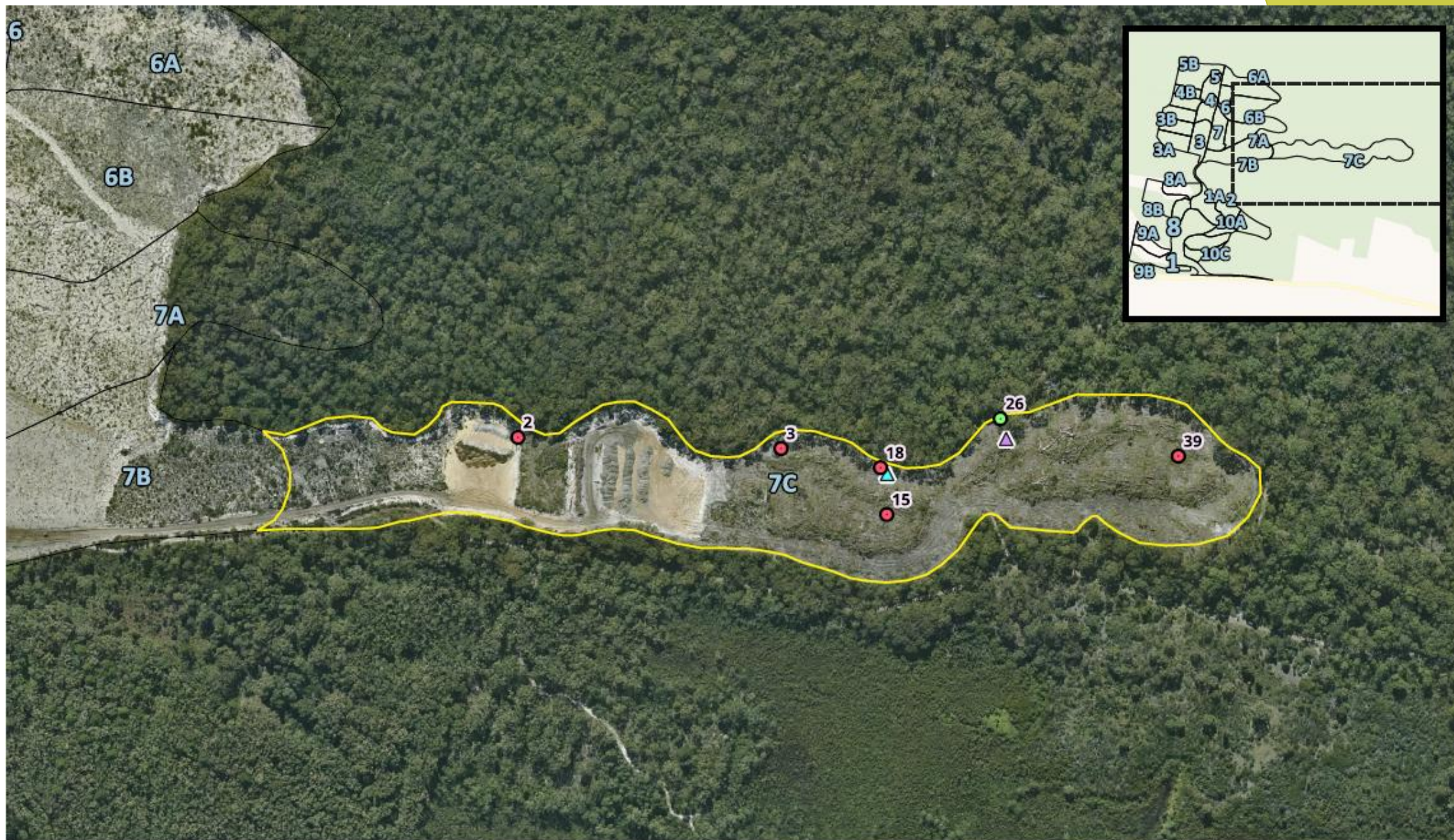


Plate 1: Common Tree Snake
(*Dendrelaphis punctulatus*)



- Extent of clearing
- Quarry operations plan (stages)
- Hollow-bearing tree confirmed and retained
- Hollow-bearing tree confirmed
- ▲ *Dendrelaphis punctulatus* (Common tree snake)
- ▲ *Nebulifera robusta* (Robust Velvet Gecko)
- Contour (10m)

Figure 1: Fauna and Flora



Environmental Monitoring - Rainfall

End March to end June 2026 Williamtown RAAF (BOM Station 061078)

- Variable rainfall conditions with a generally dry start and wetter conditions in May.
- Rainfall increased significantly during May. Heavy rainfall event recorded on 29 May: 69.4mm
- Low rainfall from late March through April.
- June remained mostly dry up to 22 June.

Total Rainfall (25 Mar - 22 June): 226.4 mm

- ▶ Rainfall was concentrated during May, with generally dry conditions before and after this period.
- ▶ Conditions remained predominantly dry outside of May rainfall events.
- ▶ Dust management continued onsite during drier periods.
- ▶ 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)
01/01/2025	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
01/03/2026	16.50	17.50	22.10	1	26.40	27.70	34.50	1.3	126.90	107.40	3.46	-19.5
01/04/2026	13.30	12.20	8.40	-1.1	23.80	25.40	31.90	1.6	110.50	24.20	0.81	-86.3
01/05/2026	10.10	13.20	7.80	3.1	20.40	21.90	18.40	1.5	116.80	193.60	6.25	76.8

Environmental Monitoring - Groundwater

- ▶ Groundwater levels are checked every month across the site and compared to historical data, results show groundwater levels are stable and within expected ranges
- ▶ Monitoring helps us understand how water moves beneath the ground
- ▶ Ongoing monitoring ensures any changes are identified early

Review of Groundwater Elevation

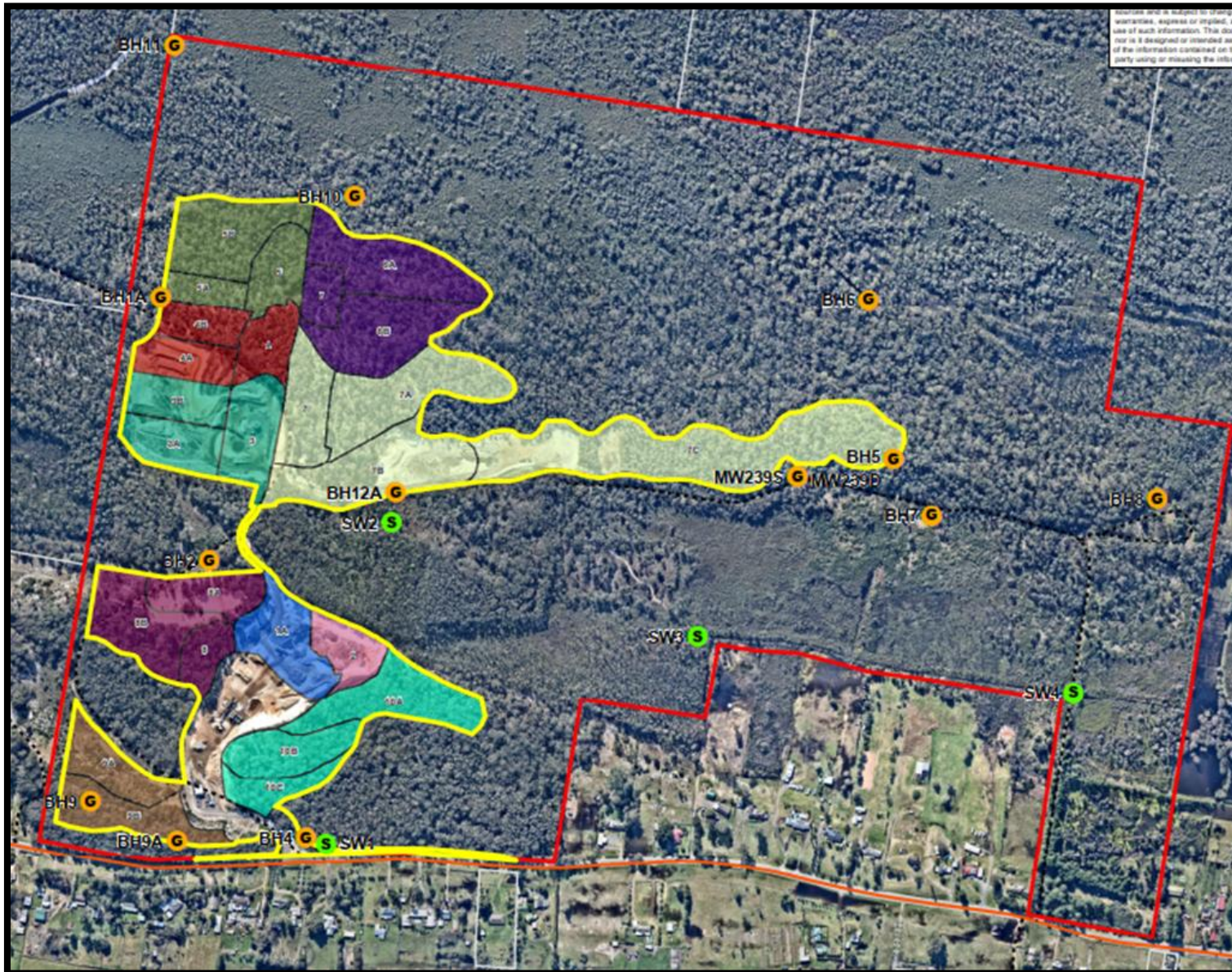
February 2026 - April 2026

Date	Sample Description	Groundwater Elevation (GWE)
13/04/26	BH11	3.75
13/04/26	BH12A	1.46
13/04/26	BH1A	3.06
13/04/26	BH2	2.04
13/04/26	BH4	1.18
13/04/26	BH6	1.85
13/04/26	BH7	1.16
13/04/26	BH9	1.66
13/04/26	BH9A	1.20
13/04/26	MW239S	1.60
7/05/26	BH10	3.14
7/05/26	BH11	3.61
7/05/26	BH12A	1.36
7/05/26	BH1A	2.93
7/05/26	BH2	1.93
7/05/26	BH4	1.12
7/05/26	BH5	1.35
7/05/26	BH6	1.78
7/05/26	BH7	1.09
7/05/26	BH8	1.16
7/05/26	BH9	1.66
7/05/26	BH9A	1.23
7/05/26	MW239D	1.57
7/05/26	MW239S	1.54
9/06/26	BH11	3.75
9/06/26	BH12A	1.71
9/06/26	BH1A	3.07
9/06/26	BH2	2.25
9/06/26	BH4	1.70
9/06/26	BH6	2.28
9/06/26	BH7	1.64
9/06/26	BH9	1.67
9/06/26	BH9A	1.75
9/06/26	MW239S	1.97

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.

*Sourced from Watershed HydroGeo, 2019, Maximum Extraction Depth Management Plan, Cabbage Tree Road Sand Quarry, May 2019, p16,18

GW/ SW Water Monitoring Locations



Borehole
Groundwater
Monitoring Locations
in orange

Environmental Monitoring - Surface Water

Surface Water Monitoring (April - June 2026)

Surface water monitoring was completed in accordance with the Soil and Water Management Plan and EPL 21264.

April 2026: No trigger exceedances were recorded and all quality assurance checks met acceptance criteria.

May 2026: One low pH result (3.6) was recorded at the Water Plant Water (WPW) location, below the site trigger value of 4.2. Investigation identified this as consistent with naturally acidic site water conditions observed historically in the quarry water storage area.

June 2026: No new surface water trigger exceedances were recorded, with monitoring results remaining generally consistent with historical site conditions.

- ▶ PFAS concentrations remained low and below site-specific trigger values throughout the reporting period.
- ▶ Dissolved metals, nutrients, salinity and hydrocarbon indicators remained generally stable and consistent with historical monitoring trends.
- ▶ No evidence of off-site impacts to surrounding surface water environments was identified.

Environmental Monitoring Noise

- ▶ Quarterly noise monitoring completed in March 2026.
- ▶ Results confirmed compliance with project approval criteria.
- ▶ June 2026 monitoring is currently being undertaken.

Environmental Monitoring Air

BAMS (Two real time monitoring)

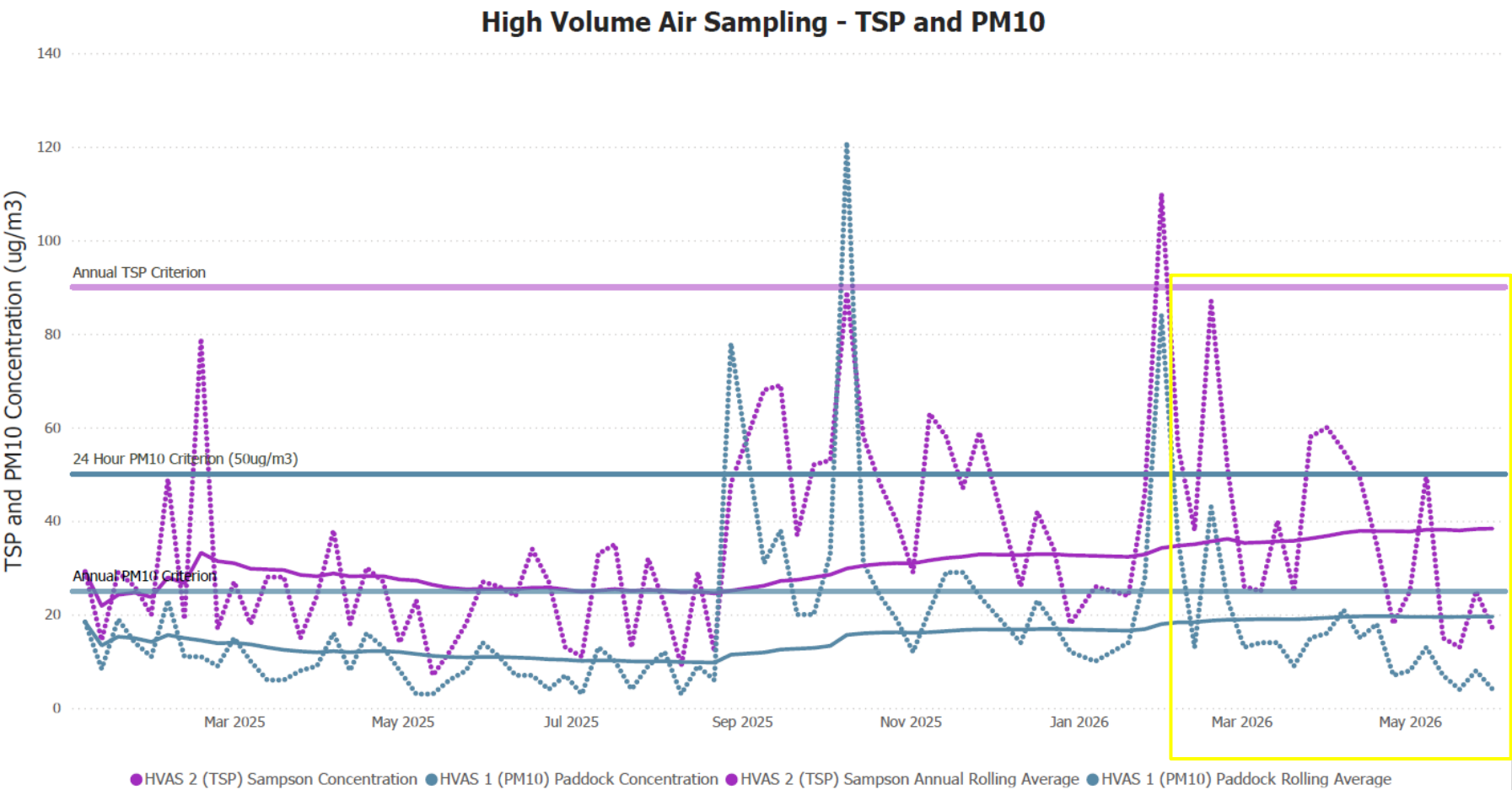
- ▶ Network includes two Beta Attenuation Monitors (BAMs) that measure real-time particulate matter under 10 micrometres in diameter (PM10).
 - ▶ These record average value every 15 minutes continuously.

HiVol (One Sampler running every 6 days)

- ▶ 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 - HiVol



Environmental Monitoring - Air Quality

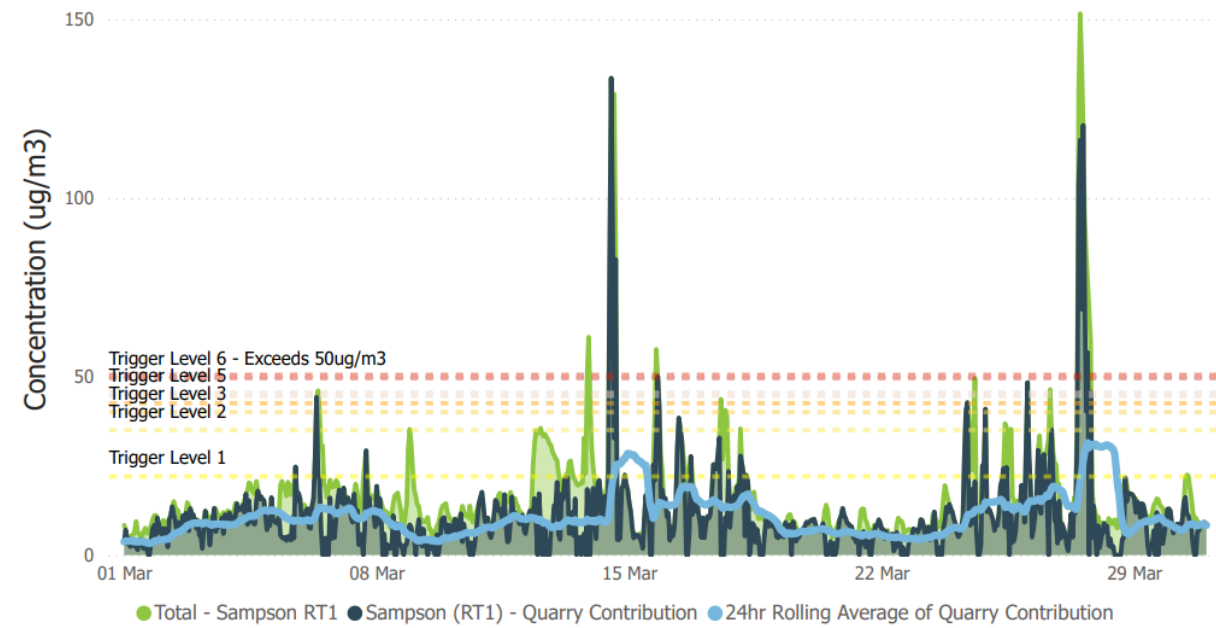
Air quality monitoring results remained generally stable during the period, with no regulatory exceedances recorded during the reporting period.

PM10 and TSP concentrations remained within relevant limits, with only minor Stage 1 real-time dust trigger events recorded in March and April and no trigger events reported in May.

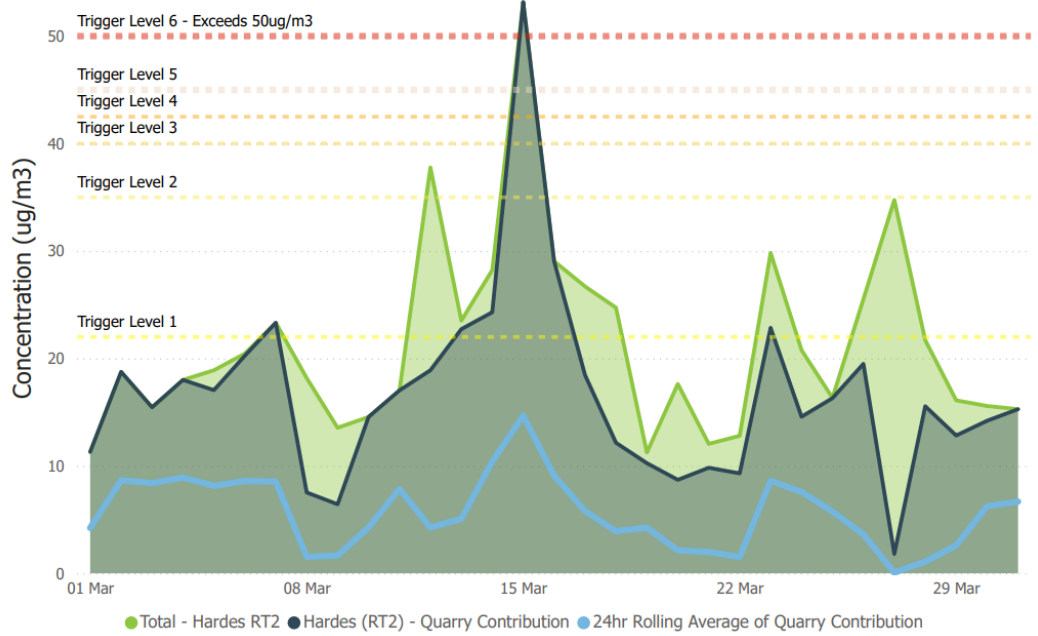
- A damaged power cable resulted in temporary downtime of one real-time monitor during April. Monitoring coverage was maintained through the second real-time monitor and routine high-volume sampling.

Environmental Monitoring - RT Air Quality Mar

Sampson (RT1) BAM - PM10
March 2026



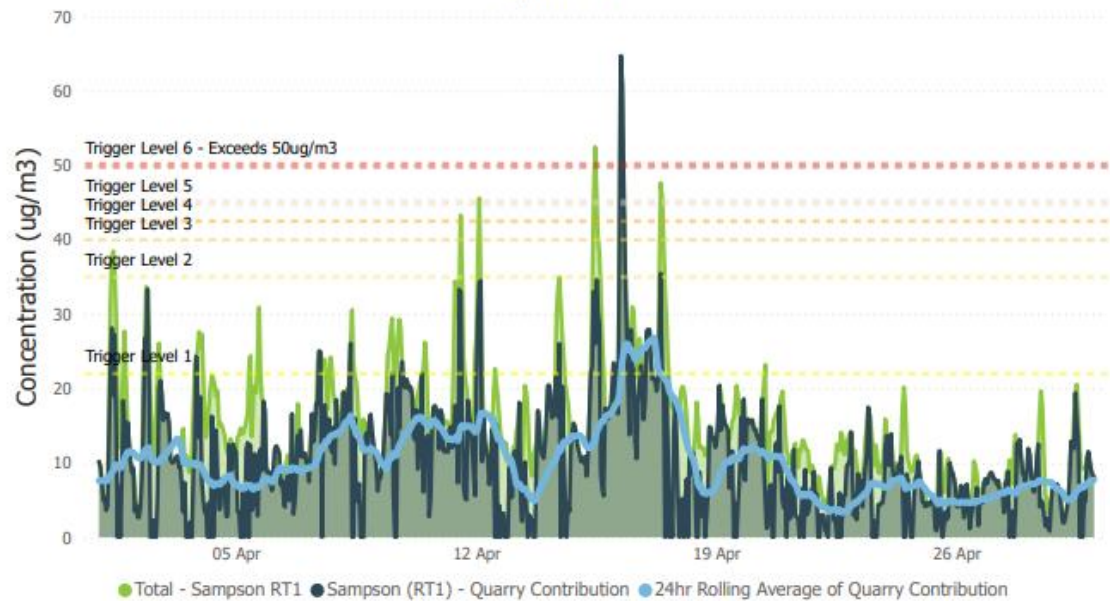
Hardes (RT2) BAM - PM10
March 2026



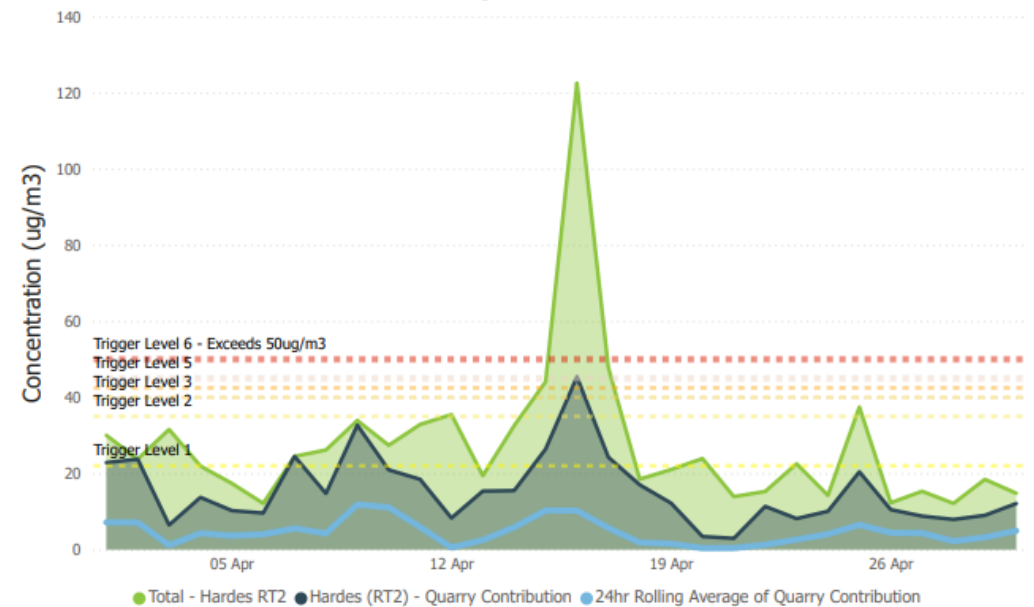
Blue line = compliance requirement

Environmental Monitoring - RT Air Quality Apr

Sampson (RT1) BAM - PM10
April 2026



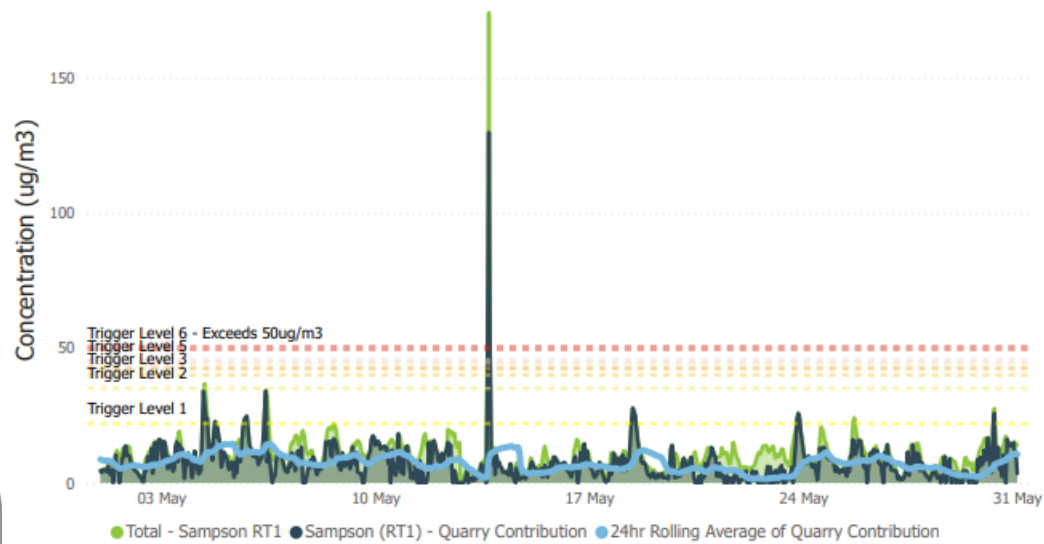
Hardes (RT2) BAM - PM10
April 2026



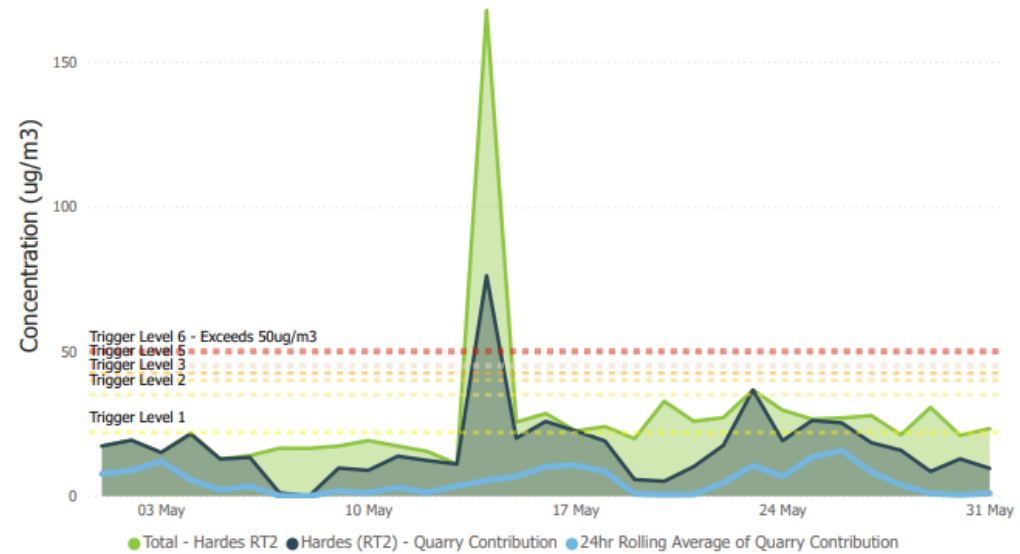
Blue line = compliance requirement

Environmental Monitoring - RT Air Quality May

Sampson (RT1) BAM - PM10
May 2026



Hardes (RT2) BAM - PM10
May 2026



Blue line = compliance requirement

What this means?

March and April experienced Stage 1 Trigger occurring during dry conditions, actions involve reviewing the operations and ensure the water suppression is active.

Date	Time Start	Time Finish	Runs
6/1/26	6:50	7:20	10
6/1/26	9:55	10:20	10
6/1/26	12:00	12:20	10
6/1/26	13:40	14:00	10
7/1/26	6:40	7:05	10
7/1/26	9:45	9:55	10
7/1/26	12:15	12:40	10
7/1/26	14:45	15:20	10
8/1/26	6:05	7:20	10
8/1/26	9:45	10:10	10
8/1/26	12:10	12:40	10
8/1/26	14:25	14:45	10
9/1/26	7:05	7:30	10
9/1/26	10:10	10:45	10
9/1/26	12:35	13:00	10
10/1/26	10:40	11:20	10
11/1/26	9:45	10:20	10
12/1/26	8:30	8:50	10
12/1/26	11:50	12:15	10
13/1/26	7:20	8:10	10
13/1/26	12:10	12:45	10
14/1/26	2:30	2:10	10
15/1/26	12:10	12:45	10
16/1/26	2:25	2:10	10
17/1/26	2:30	2:10	10
18/1/26	12:45	1:20	10
19/1/26	15:30	16:00	10
20/1/26	7:45	2:30	10
20/1/26	11:45	12:20	10
21/1/26	2:15	2:50	10
22/1/26	11:00	11:30	10
23/1/26	14:30	15:10	10
24/1/26	8:45	8:40	10
25/1/26	14:00	14:40	10

Table 10: Trigger Response Framework

Stage	Conditions	Action
1	a) Wind toward residents. Where wind is directed toward surrounding residences, that is the weather station indicates winds are blowing from the quadrants west (270 degrees), through North (0 degrees) to East 90 degrees. OR b) PM ₁₀ above background. Continuous PM ₁₀ monitor shows rolling PM ₁₀ 24-hour average exceeds the average background concentration of 22 µg/m ³ .	Review operations and ensure water dust suppression is active (e.g. haul roads and stockpile sprays)
2	a) Wind is directed toward surrounding residences; AND b) Rolling PM ₁₀ 24-hour average exceeds 35 µg/m ³ .	No topsoil stripping or dozer push
3	a) Wind is directed toward surrounding residences; AND b) Rolling PM ₁₀ 24-hour average exceeds 40 µg/m ³ .	No sand processing In addition to Stage 1 & 2 actions
4	a) Levels continue to increase after two hours since last action; AND b) Wind is directed toward surrounding residences; AND c) Rolling PM ₁₀ 24-hour average exceeds 42.5 µg/m ³ .	Suspend sand extraction In addition to Stage 1, 2 & 3 actions
5	a) PM ₁₀ levels continue to increase after two hours since last action; AND b) Wind is directed toward surrounding residences; AND c) Rolling PM ₁₀ 24-hour average exceeds 45 µg/m ³ .	Suspend loading trucks (i.e. no machinery operating – except water carts and product haulage trucks already loaded). In addition to Stage 1, 2, 3 & 4 actions
6	a) Rolling PM ₁₀ 24-hour average exceeds 50 µg/m ³	<u>All activities suspended (except dust control measures)</u> Complete Incident Notification to DPE within 24 hours. Complete Incident Investigation and Corrective Action Report.

Example evidence of daily water cart logs

Environmental Performance Summary

Topic	Status
Air Quality	Compliant
Noise	Compliant
Groundwater	Stable
Surface Water	Stable
PFAS	Below trigger levels
Biodiversity	Compliant
Complaints	3 received / investigated
Environmental Incidents	Nil
Regulatory Notices	Nil

Questions?

More Information

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