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

23 September 2026
9:00am - 09:26am
Mercure Newcastle Airport

Meeting Number:	25th Meeting	**Type of meeting:**	General
Chairperson:	John Turner - JT	**Note taker:**	Kristen McMahon - KM

Attendees:
Eliott Laver (Newcastle Sand) – EL
John Turner (Chair – WSS) - JT
Kristen McMahon (IEMA Consultant) – KM
Greg Callaghan (Resident) – GC
Stephen Kuehn (Resident) – SK
Samuel Harvey (Port Stephens Council) - SH

Apologies:
Jonathan Berry (Wedgetail Project Consulting) – JB
John Simpson (Hunter Water Representative) – JS
Wayne Sampson (Resident) – WS
Darren Williams (WSS) – DW

Observers: Nil

Meeting Open: 9:00am

Minutes

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

Discussion:

Jonathan Berry (Wedgetail Project Consulting) – JB
John Simpson (Hunter Water Representative) – JS
Wayne Sampson (Resident) – WS
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

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 SK. 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.

KM / EL - Mod 4 approval confirmation completed

EL - Sector 9 currently being extracted

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**
✓ Nil		

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:

9:26am

NEWCASTLE SAND

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

Meeting: 23 September 2026 9:00am

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

Presenter: Chairperson

Wednesday 23 September 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.

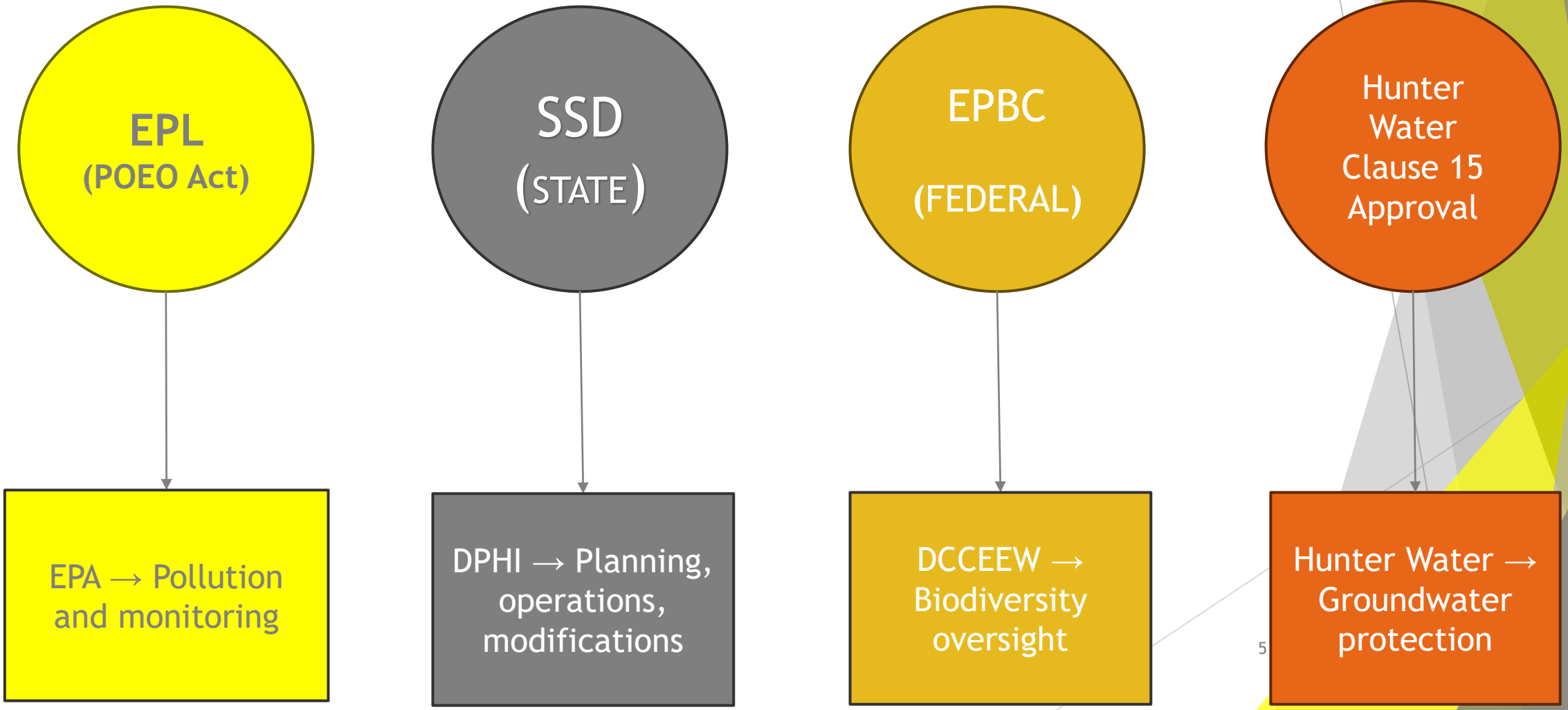
Correspondence

- Mod 4 approval

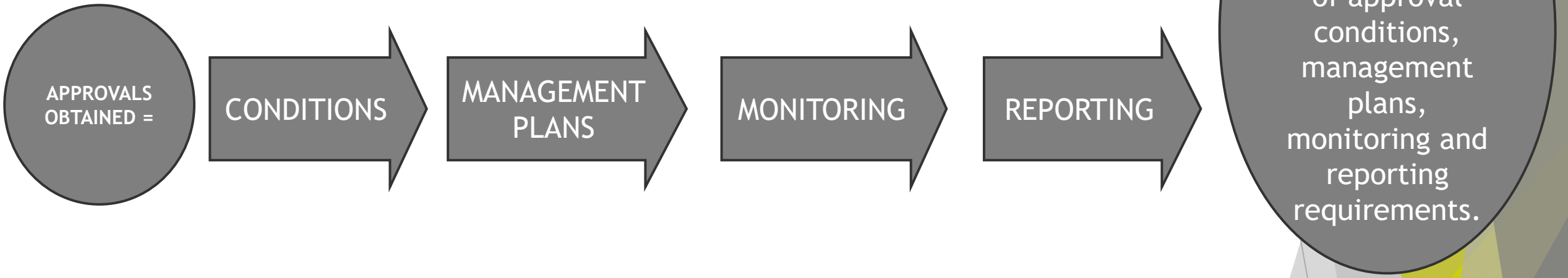
Community Complaints

No complaints in the last Quarter, last complaint was on the 16th May regarding Truck movements and has since been closed out.

Approvals to Allow Newcastle Sand to Operate



Approvals to Allow Newcastle Sand to Operate



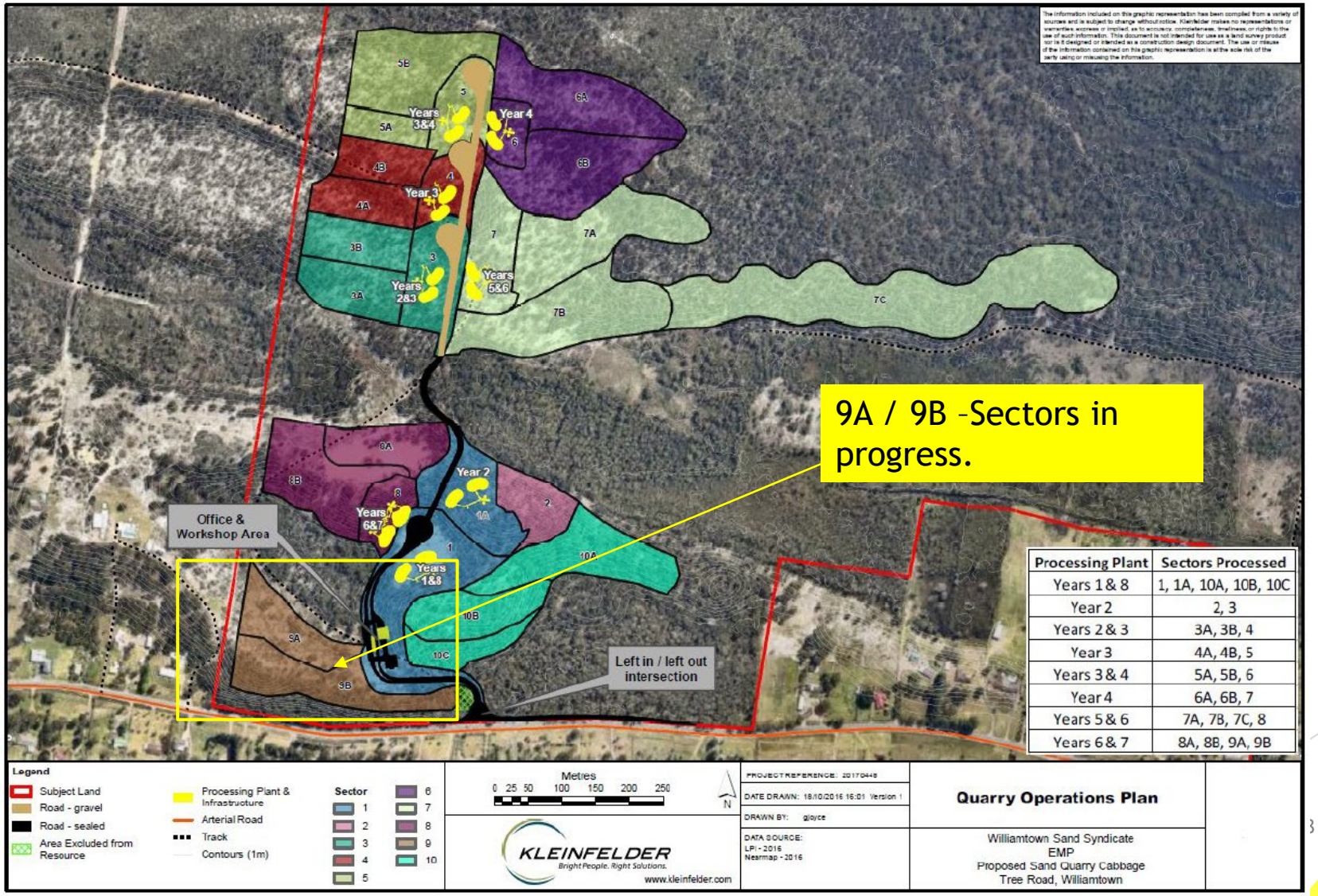
Overall compliance requires many approvals as Newcastle Sand operates in a sensitive environmental setting multiple approvals make sure there is:

- **Environmental protection**
- **Safe quarrying**
- **Protection of drinking water**
- **Community transparency**

Key Site Activities During this Period

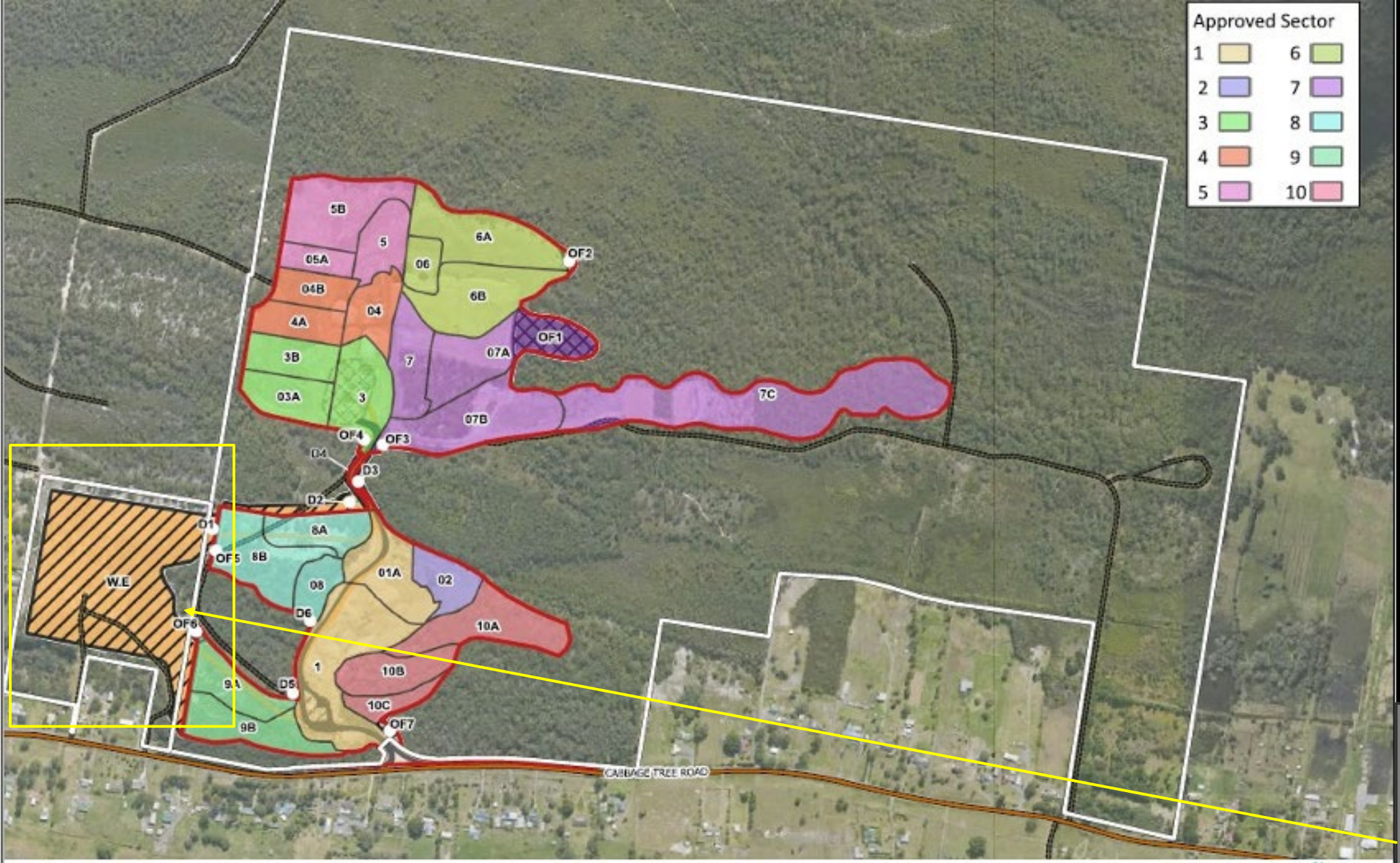
- Sector 9: Clearing and extraction occurring in Sector 9, all other sectors now in pot extraction / rehabilitation stage.
- Product, haulage and sales continued.
- Compliant in truck movements per hour per day as per SSD-6125, internal checks to ensure truck monitoring is completed within the criteria and provided in the monthly report

Key Activities During this Period



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 has been approved for the Western Extension area on the 30 July 2026.
- All management plans are being updated for submission to include Mod 4 Western Extension area requirements and now in the process of being reviewed.



Subject Land
Approved Site Boundary
Arterial Road
Track-Vehicular
Quarry Access Road
Approved Disturbance Area (OF1-OF7)
New Disturbance Area (D1-D6) and Western Extension (W.E)

Figure 4-1: Sector Plan

100 200 300 400 500 m

WEDGETAIL PROJECT CONSULTING

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GDA94 / MGA zone 56
EPSG:28356

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

SSD 6125 Modification 4 Western Extension Area.


Northern Resource Area (April 2026)


Southern Resource Area (April 2026)

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:
  - 13th – 16th July 2026
- Tuesday 14th July: During clearing several Earth Worms (*Lumbricina sp.)*, Wood Roaches (*Panesthia cribrate*) and Witchetty Grubs (*Endoxyla leucomochla*) were overturned in the topsoil. Four laughing Kookaburras (*Dacelo Novaegunineae*) remained present but unharmed during the clearing process.
- Wednesday 15th July: During clearing seven laughing Kookaburras (*Dacelo Novaegunineae*) were present and feeding off witchery grubs (Endoxyla *leucomochla),1 Common Ringtail Possum (Pseudocheirus peregrinus) was detected fleeing from the clearing into remnant vegetation. No obvious injuries were observed on the animal.*
- *Thursday 16th July: No fauna species were detected during the inspection of the felled hollows. One small nest was located in the foliage.*
- *A total of 15 hollows were removed as part of Sector 9A/9B clearing including 10 small, four medium and one large hollow. Therefore 15 nestboxes are required to be installed as replacements for hollows lost.*



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



Site boundary
Area 9 boundaries
Quarry staging
Hollow-bearing tree
Fauna observation
General notes
HBT Survey
Arterial road
Track-vehicular
Contour (10m)

Figure 1: Pre-Clearance Survey

20 40 60 80 100 m

N

WEDGETAIL PROJECT CONSULTING

Date: 20/07/2026
By: Natalia Laws
GDA2020 / MGA zone 56
Source: © Aerometrex

Arbus *26-029 2026 Newcastle Sands Rehab Monitoring*, Cabbage Tree Road Williamtown, NSW, 2318

Environmental Monitoring - Rainfall

End of June to Mid September 2026 Williamtown RAAF (BOM Station 061078)

- Generally dry winter conditions with below-average rainfall for much of the reporting period.
- Rainfall occurred intermittently during July and August with extended dry periods between events.
- Dry conditions increased the potential for dust generation and required ongoing dust suppression activities.
- No significant weather events adversely affected site operations.

Total Rainfall (22 June – 21 September): 154.4 mm

► Rainfall during the last quarter was relatively low and intermittent compared with long-term averages.

► Conditions remained predominantly dry.

► 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)
01/04/2025	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
01/06/2026	8.00	9.70	5.50	1.7	17.70	19.70	23.50	2	120.50	46.40	1.55	-74.1
01/07/2026	6.50	7.80	2.70	1.3	17.20	18.70	23.50	1.5	76.40	72.20	2.33	-4.2
01/08/2026	7.00	7.80	2.70	0.8	18.80	20.00	24.90	1.2	73.40	41.80	1.35	-31.6

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

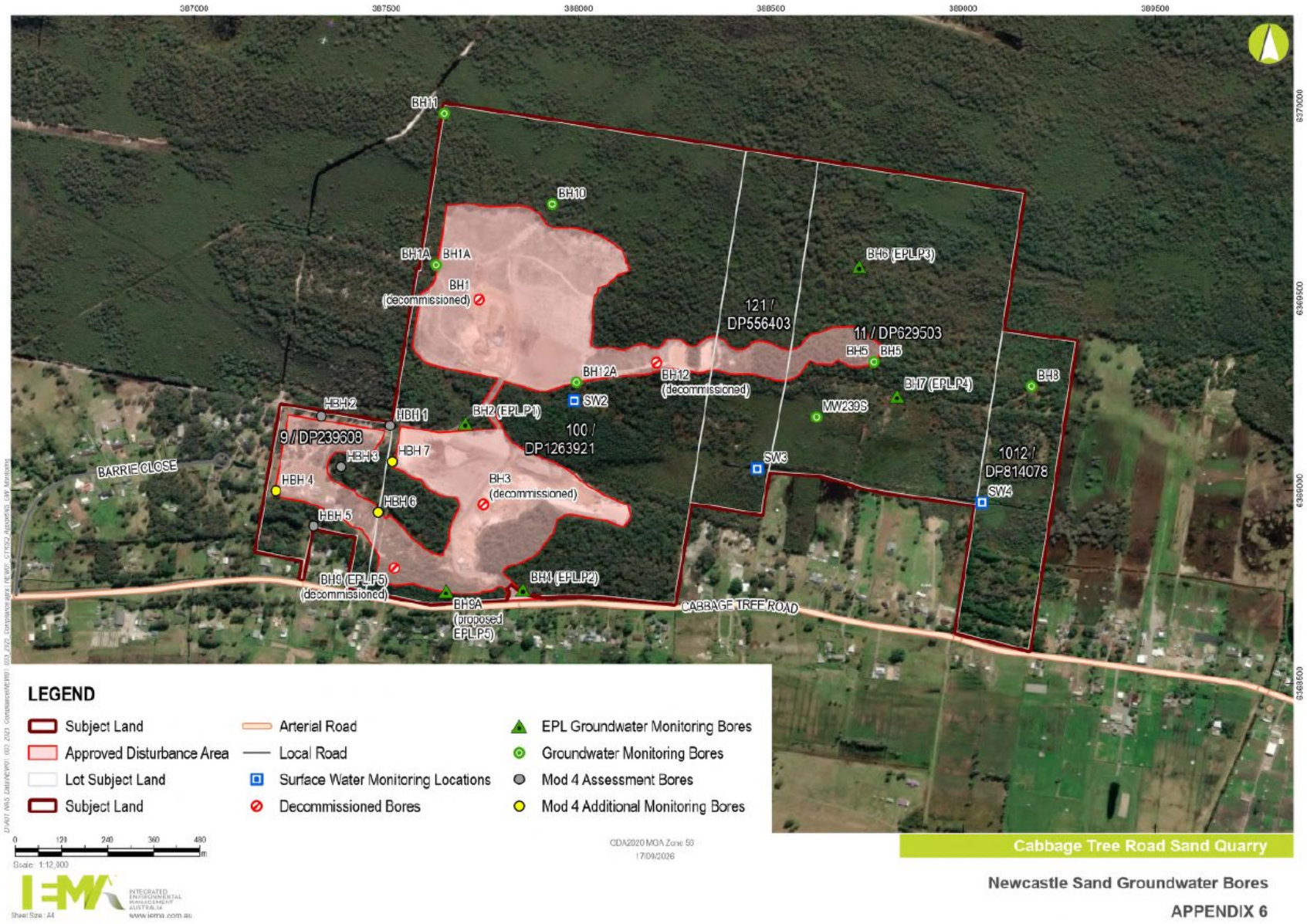
Review of Groundwater Elevation

Date	Sample Description	Groundwater Elevation (GWE)
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
6/07/26	BH11	3.67
6/07/26	BH12A	1.68
6/07/26	BH1A	3.00
6/07/26	BH2	2.22
6/07/26	BH4	1.69
6/07/26	BH6	2.33
6/07/26	BH7	1.64
6/07/26	BH9	1.68
6/07/26	BH9A	1.76
6/07/26	MW239S	1.99
13/08/26	BH10	3.10
13/08/26	BH11	3.65
13/08/26	BH12A	1.65
13/08/26	BH1A	2.99
13/08/26	BH2	2.22
13/08/26	BH4	1.63
13/08/26	BH5	1.79
13/08/26	BH6	2.23
13/08/26	BH7	1.57
13/08/26	BH8	1.72
13/08/26	BH9	1.67
13/08/26	BH9A	1.72
13/08/26	MW239D	1.96
13/08/26	MW239S	1.94

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 including new Western Extension area (green circle).

Environmental Monitoring - Surface Water

Surface Water Monitoring (July 2026)

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

July 2026: One PFOS/PFHxS result (0.09 µg/L) exceeded the site trigger value (0.07 µg/L). An investigation and confirmation sampling were completed in accordance with the SWMP, with follow-up results below the trigger value.

One pH result (4.1) at the Wash Plant Water (WPW) location was below the site trigger range (4.2–6.5). The result was consistent with historical trends and no environmental impacts were identified.

Environmental Monitoring - Surface Water

Surface Water Monitoring (July – September 2026)

August 2026: No surface water trigger exceedances were recorded and all quality assurance checks met acceptance criteria. Monitoring results remained generally consistent with historical site conditions.

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

Over the last quarter:

- PFAS had one slight increase, concentrations remained generally low 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 June 2026.
- Results confirmed compliance with project approval criteria.
- September 2026 monitoring is currently being undertaken.

Environmental Monitoring Air

BAMS (Two real time monitoring)

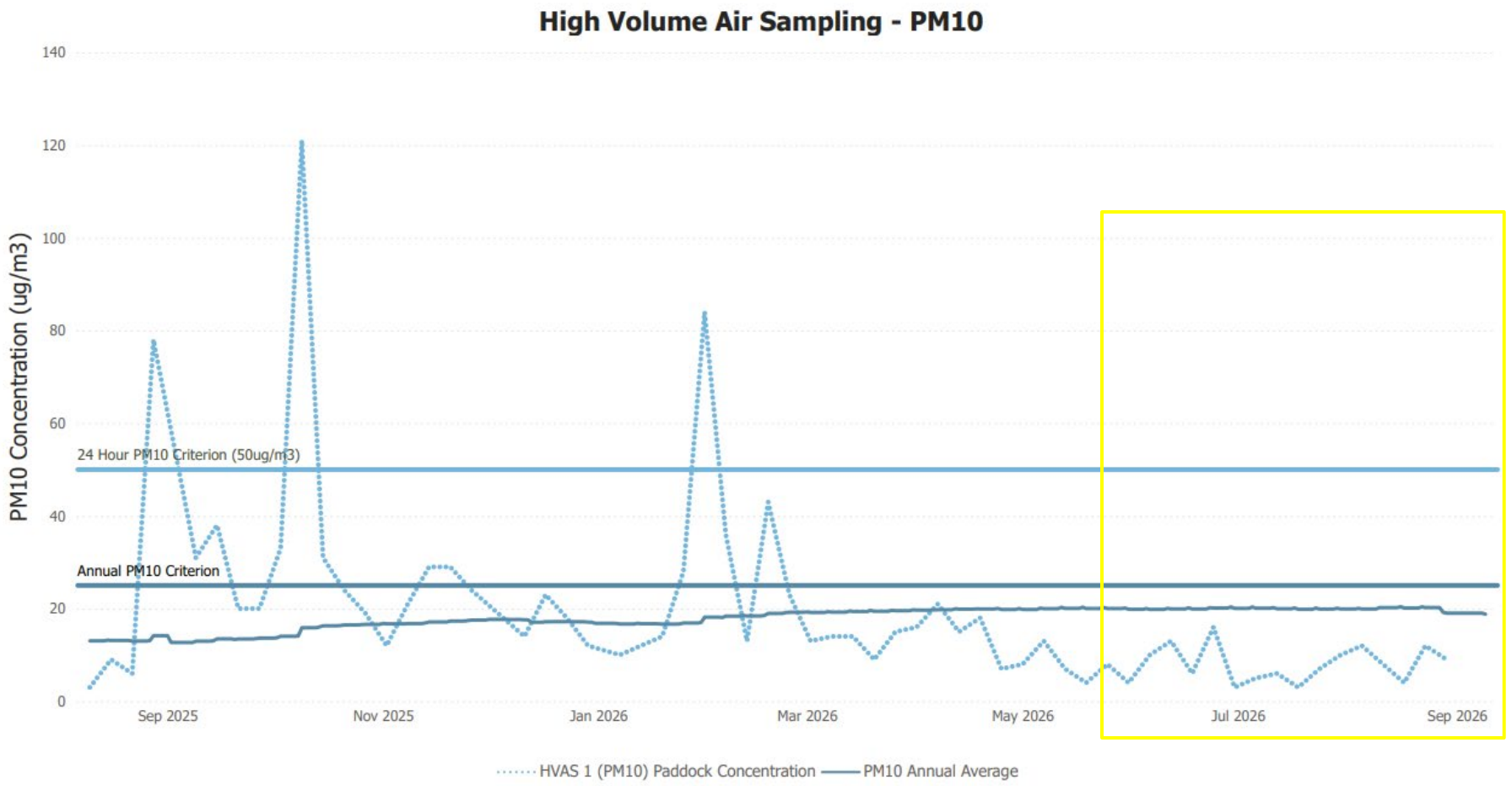
- Network includes two Beta Attenuation Monitors (BAMs) that measure real-time particulate matter **under 10 micrometres in diameter (PM10).**
  - These record average value every 15 minutes continuously.

HiVol (One Sampler running every 6 days)

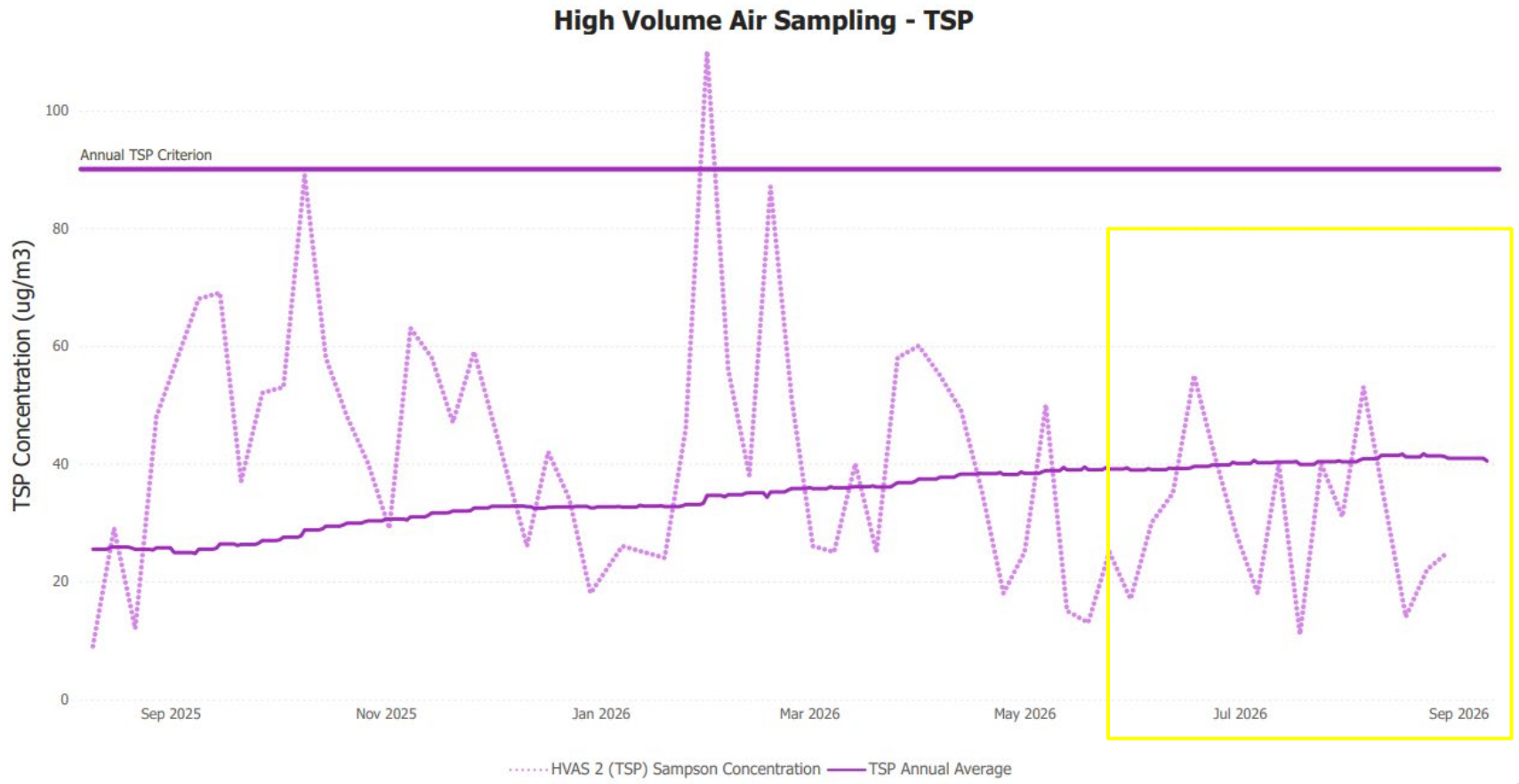
- Two High Volume Air Sampler (HVAS) one measuring PM10 and one measuring total suspended particulates **(TSP) under 30 micrometres in diameter.**
  - These run for 24 hours every six days.

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 - HiVol

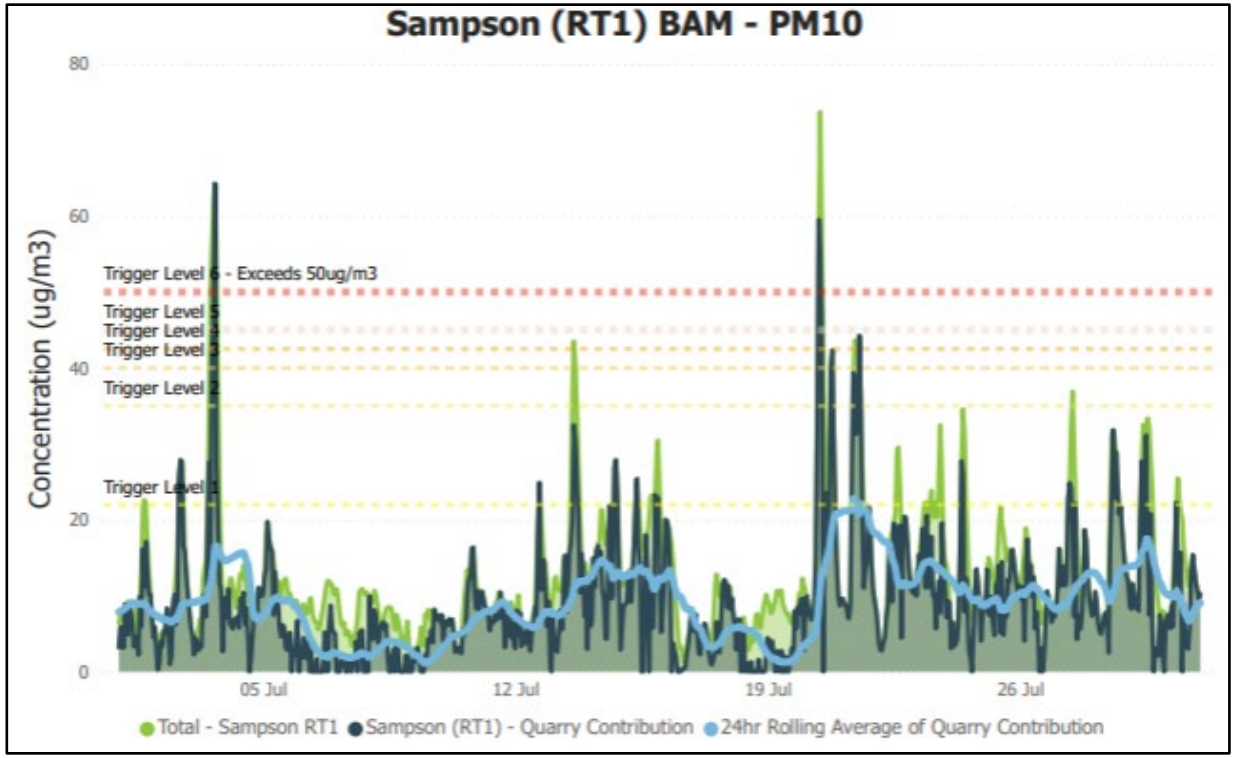


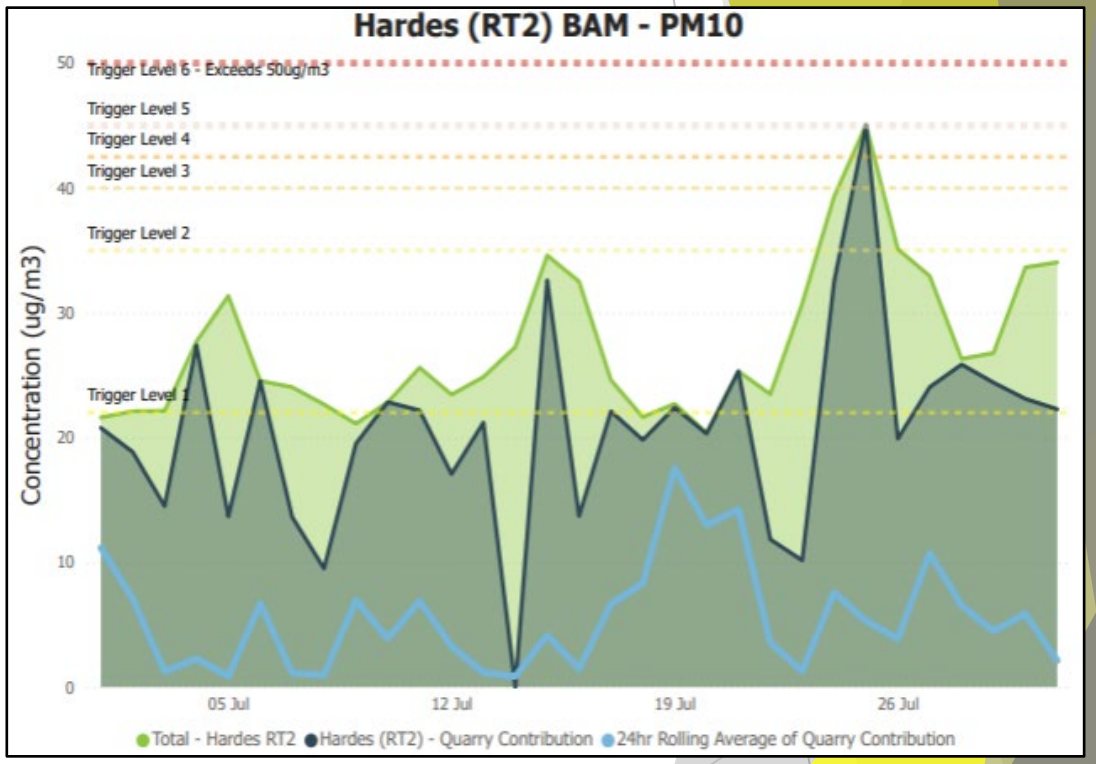
Environmental Monitoring – Air Quality

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 and Stage 2 dust trigger events were recorded during dry and windy conditions in August. No trigger events reported in July.

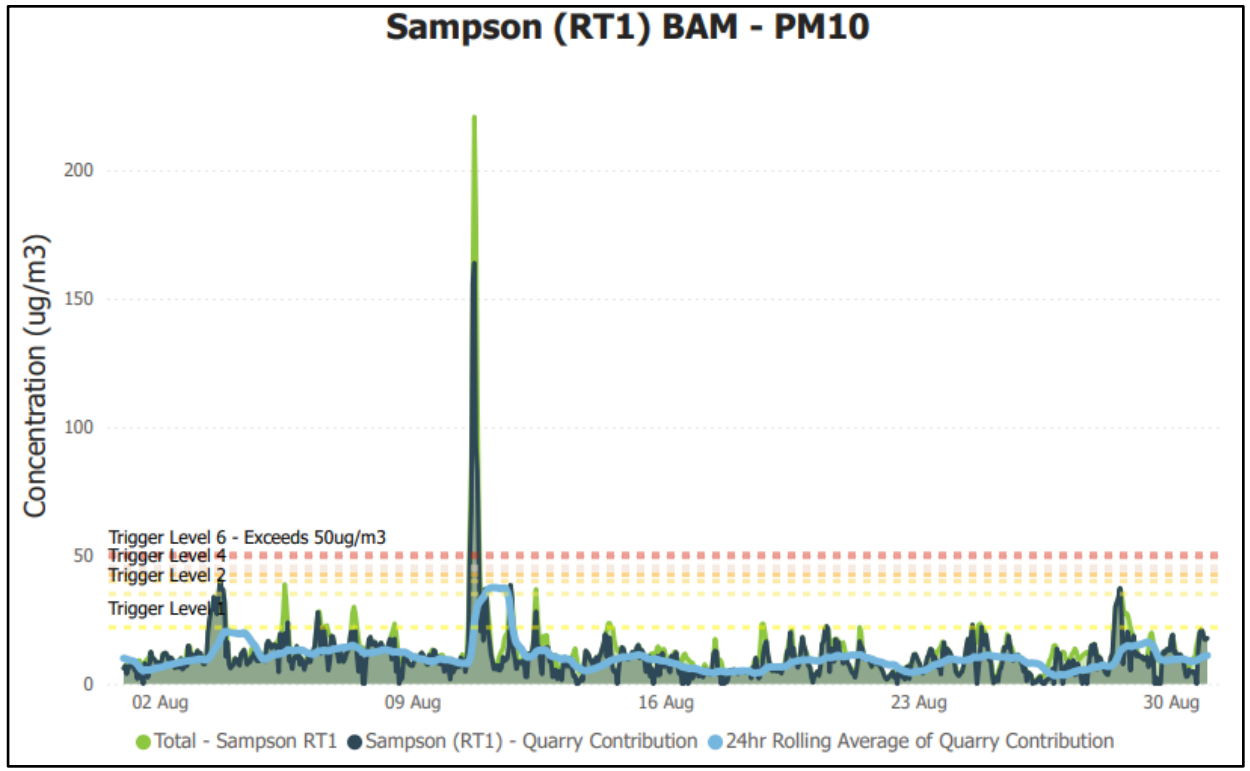
Environmental Monitoring – RT Air Quality July

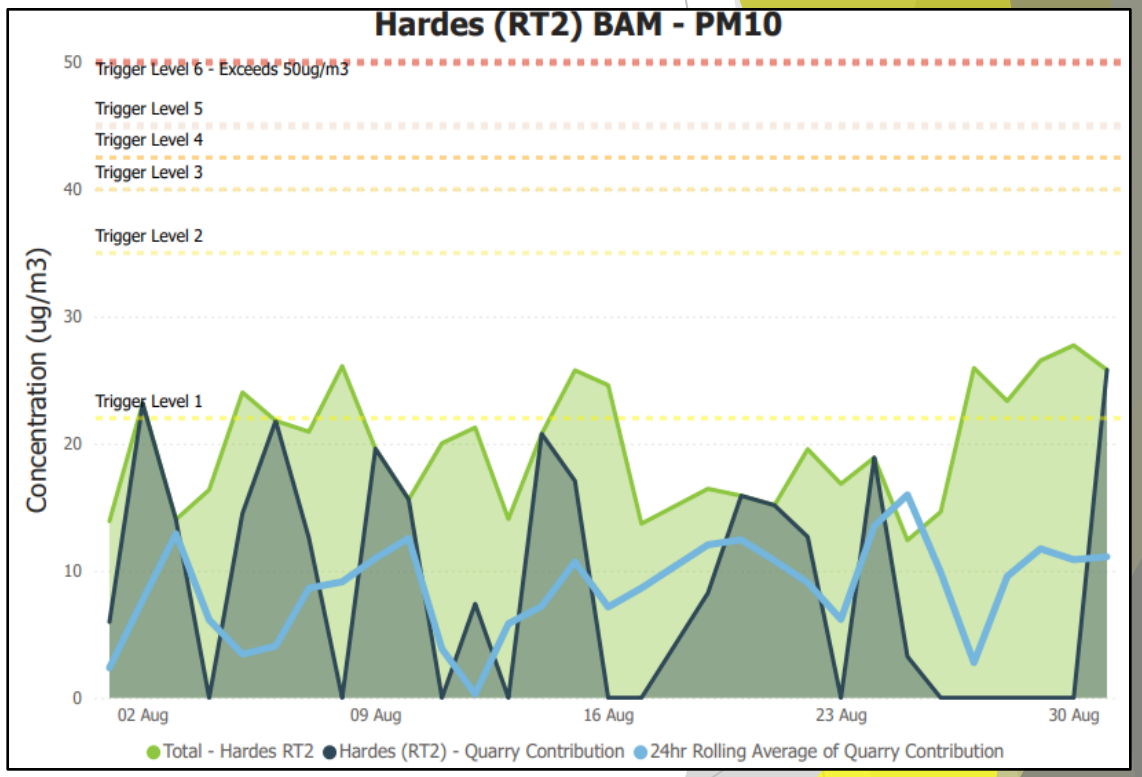




Blue line = compliance requirement

Environmental Monitoring – RT Air Quality August

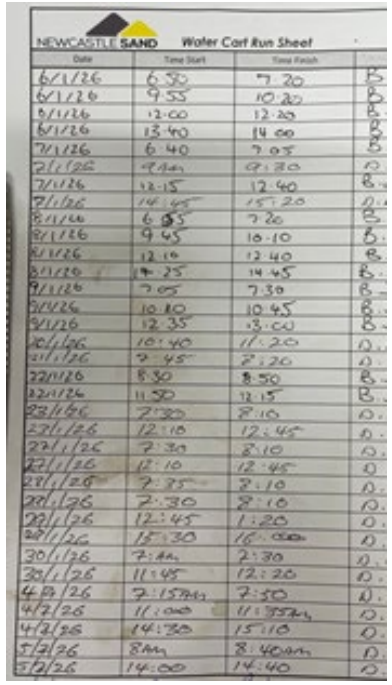




Blue line = compliance requirement

What this means?

August experienced Stage 1&2 Trigger occurring during dry conditions, actions involve reviewing the operations and ensure the water suppression is active.


NEWCASTLE SAND Water Cart Run Sheet

Date	Time Start	Time Finish	
6/1/26	6:30	7:20	B
6/1/26	9:55	10:20	D
6/1/26	12:00	12:20	B
6/1/26	13:40	14:00	B
7/1/26	6:40	7:05	D
7/1/26	9:40	9:30	D
7/1/26	12:15	12:40	B
7/1/26	14:45	15:20	D
8/1/26	6:35	7:20	B
8/1/26	9:45	10:10	B
8/1/26	12:10	12:40	B
8/1/26	14:25	14:45	B
9/1/26	7:05	7:30	B
9/1/26	10:10	10:45	B
9/1/26	12:35	13:00	B
20/1/26	10:40	11:20	D
21/1/26	7:45	8:20	D
22/1/26	8:30	8:50	B
22/1/26	11:50	12:15	B
23/1/26	7:30	8:10	D
23/1/26	12:10	12:45	D
27/1/26	7:30	8:10	D
27/1/26	12:10	12:45	D
28/1/26	7:35	8:10	D
28/1/26	7:30	8:10	D
29/1/26	12:45	1:20	D
29/1/26	15:30	16:00	D
30/1/26	7:40	8:30	D
30/1/26	11:45	12:20	D
4/2/26	7:15AM	7:50	D
4/2/26	11:00	11:35AM	D
4/2/26	14:30	15:10	D
5/2/26	8AM	8:40AM	D
5/2/26	14:00	14:40	D

Example evidence of daily water cart logs

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/m³.	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/m3.	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/m3.	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/m³.	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/m³.	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/m³	**All activities suspended (except dust control measures)** Complete Incident Notification to DPE within 24 hours. Complete Incident Investigation and Corrective Action Report.

Environmental Performance Summary

Topic	Status
Air Quality	Compliant
Noise	Compliant
Groundwater	Stable
Surface Water	Stable
PFAS	1 spike – investigated now stable and below trigger levels.
Biodiversity	Compliant
Complaints	Nil
Environmental Incidents	Nil
Regulatory Notices	Nil

Questions?

More Information

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