ALBION PARK QUARRY

ANNUAL REVIEW

Period 01 July 2024 – 30 June 2025

TITLE BLOCK

Name of operation	Albion Park Quarry
Name of operator	Regional Quarries & Concrete Pty Ltd t/a Cleary Bros
Development consent #	SSD10369
Name of holder of development consent	Regional Quarries & Concrete Pty Ltd
Annual Review start date	1/7/2024
Annual Review end date	30/6/2025

I, Mark Hammond, certify that this audit report is a true and accurate record of the compliance status of the Albion Park Quarry for the period 1 July 2024 to 30 June 2025 and that I am authorised to make this statement on behalf of Regional Quarries & Concrete Pty Ltd.

Note

a) The Annual Review is an 'environmental audit' for the purposes of section 122B(2) of the Environmental Planning and Assessment Act 1979. Section 122E provides that a person must not include false or misleading information (or provide information for inclusion in) an audit report produced to the Minister in connection with an environmental audit if the person knows that the information is false or misleading in a material respect. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000.

b) The Crimes Act 1900 contains other offences relating to false and misleading information: section 192G (Intention to defraud by false or misleading statement—maximum penalty 5 years imprisonment); sections 307A, 307B and 307C (False or misleading applications/information/documents—maximum penalty 2 years imprisonment or $22,000, or both).

Name of authorised reporting officer	Mark Hammond
Title of authorised reporting officer	Head of Sustainability
Signature of authorised reporting officer	
Date	26/8/2025

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Abbreviations

2020/8871	EPBC Approval 2020/8871
AQMP	Air Quality Monitoring Program
AR	Annual Review
BiMP	Biodiversity Management Plan
BlMP	Blast Management Plan
CB	Regional Quarries & Concrete Pty Ltd trading as Cleary Bros
DC	Current Development Consent SSD10369
DP	Deposited Plan
DRG	Department of Resources and Geoscience of the Department
DPHI	Department of Planning, Housing and Infrastructure
EMS	Quarry Environmental Management Strategy (SSD10369)
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EPL	Environment Protection Licence (299)
EPBC	Environmental Protection and Biodiversity Conservation Act (Commonwealth)
HMP	Heritage Management Plan
HVAS	High Volume Air Sampler
$L_{Aeq(15min)}$	Continuous Equivalent Noise Level for a 15 Minute Period
MW	Monitoring Well
NMP	Noise Monitoring Program
RMP	Rehabilitation Management Plan
RS	Rehabilitation Strategy
SSD10369	State Significant Development SSD10369
WAL	Water Access Licence
WMP	Water Management Plan

Internal Document Control

Version	Description	Prepared By	Reviewed By	Prepared Date
1	Initial Draft	M Hammond		15/8/2025
2	Final for publication	M Hammond	M Hammond	26/8/2025

1. INTRODUCTION

1.1 Statement of Compliance

Were all conditions of the relevant approvals complied with?	
Development Consent SSD10369	No
EPBC Approval 2020-8871	No

Refer to Section 6 for further information on the non-compliances recorded in the reporting period.

1.2 Background

Cleary Bros (CB) has extracted and processed hard rock from the Albion Park Quarry since the 1960's. On the 30 January 2025, the Albion Park Quarry and the Cleary Bros name were acquired by Maas Group Holdings (MGH), a listed Australian company (ASX: MGH). Following the acquisition, the Albion Park Quarry is owned by Regional Quarries & Concrete Pty Ltd, a wholly owned subsidiary of MGH, and continues to trade under the Cleary Bros name.

On 30 September 2023, the Department of Planning and Environment (now DPHI) granted development consent for CB to extend quarrying into the Stage 7 area under SSD10369. This consent replaced the previous development consent (10639/2005) which permitted extraction from Stages 1-6, and which was surrendered on 24 September 2024. While both development consents were in operation during the reporting period, as the previous development consent (10639/2005) has now been surrendered, only SSD10369 has been considered in the preparation of this Annual Review. Cleary Bros were also granted development consent by Shellharbour City Council on 10 May 2007 for an access road linking the quarry extraction area to Cleary Bros processing area. Operation of the hard rock quarry is licensed by the Environment Protection Authority (EPA) under Environmental Protection Licence (EPL) 299. The EPL was most recently amended by the EPA on 31 January 2025, as part of the sale of the Albion Park Quarry to MGH.

The location of the property is shown on Figure 1.

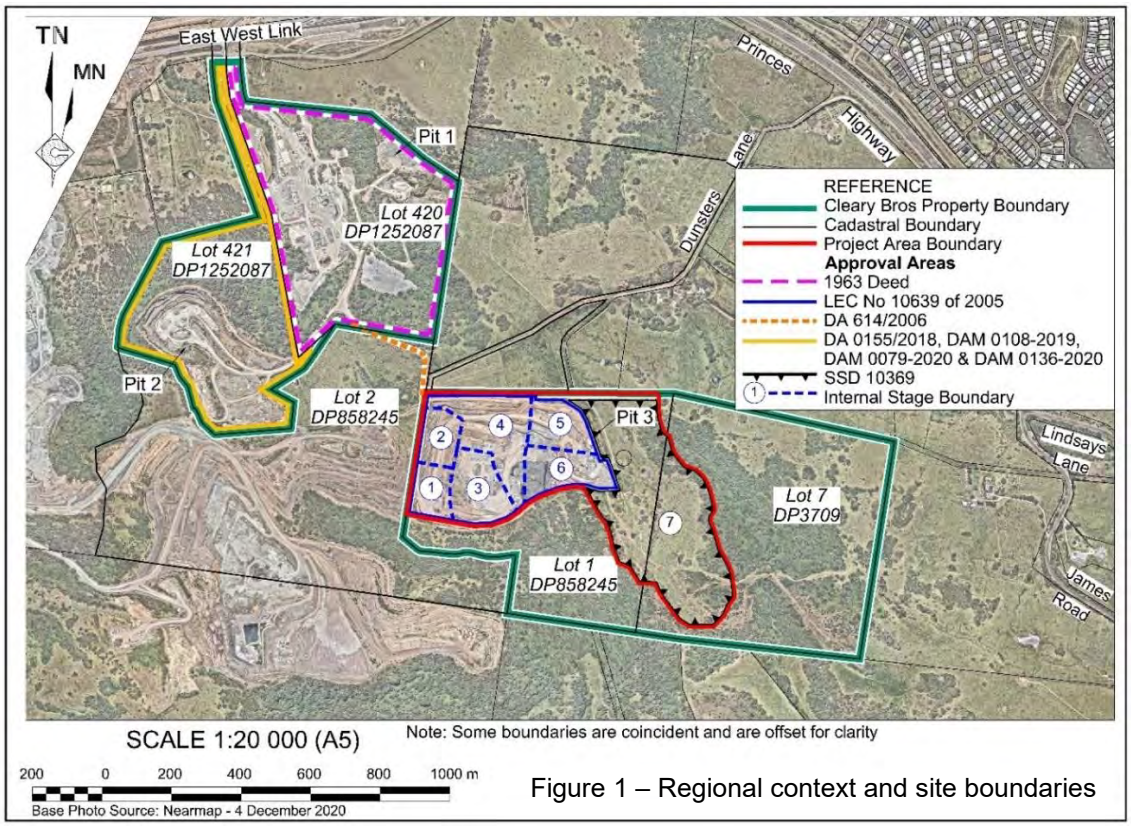


Figure 1 – Regional context and site boundaries

1.3 Objectives of the Annual Review

The objectives of this Annual Review are to satisfy the reporting requirements of SSD10369 as reproduced below:

Condition	Requirement	Where addressed
A30	Each year, from the commencement of quarrying operations, the Applicant must provide MEG with annual quarry production data, covering a full financial year, by no later than 31 October the following financial year.	Annexure A
A31	The data must be provided using the relevant standard form and a copy of the data must be included in the Annual Review.	
B29	The Applicant must review the air quality monitoring program annually and report any updates to the program in the annual review required by condition D10.	Section 3.2
B32	The Applicant must report on water extracted from the site each year (direct and indirect) in the Annual Review, including water taken under each water licence.	Section 3.7
B93	The Applicant must monitor and report on the effectiveness of waste minimisation and management measures in the Annual Review referred to in condition D10.	Section 3.12
D10	By the end of September in each year after the commencement of quarrying operations in the Stage 7 extraction area, or other timeframe agreed by the Planning Secretary, a report must be submitted to the Department reviewing the environmental performance of the development, to the satisfaction of the Planning Secretary. This review must: (a) describe the development (including any rehabilitation) that was carried out in the previous financial year, and the development that is proposed to be carried out over the current financial year; (b) include a comprehensive review of the monitoring results and complaints records of the development over the previous financial year, including a comparison of these results against the: (i) relevant statutory requirements, limits, or performance measures/criteria; (ii) the environmental risk assessment prepared as part of the environmental management strategy required by condition D1; (iii) requirements of any plan or program required under this consent; (iv) monitoring results of previous years; and (v) relevant predictions in the documents listed condition A2(c). (c) identify any non-compliance or incident which occurred in the previous financial year, and describe what actions were (or are being) taken to rectify the non-compliance and avoid reoccurrence; (d) evaluate and report on: (i) the effectiveness of the noise and air quality management systems; and (ii) compliance with the performance measures, criteria, and operating conditions of this consent; (e) identify any trends in the monitoring data over the life of the development; (f) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and	This Document

Condition	Requirement	Where addressed
	(g) describe what measures will be implemented over the next financial year to improve the environmental performance of the development.	

The Annual Review also satisfies the Annual Compliance Reporting requirements of EPBC Approval 2020-8871 as reproduced below:

Condition	Requirement	Where addressed
18	The approval holder must prepare a compliance report following the date of this approval for each financial year (1 July to 30 June) until this approval expires, or as otherwise agreed to in writing by the Minister	This Document
19	Each compliance report must be consistent with the Annual Compliance Report Guidelines, Commonwealth of Australia 2014.	Annexure B
20	Each compliance report must include: a) Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents. b) One or more shapefile showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared. c) A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.	 Section 6 & Annexure B Provided separately to DCCEEW Section 3.9
21	The approval holder must:	
	a) Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required. b) Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website. c) Provide the weblink for the compliance report in the notification to the department. d) Keep all published compliance reports required by these conditions on the website until the expiry date of this approval. e) Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public	Section 4.5 DCCEEW to be notified on upload Section 4.5 Not applicable

2. SITE DESCRIPTION AND ACTIVITIES

2.1 Site Identification

The site comprises Lot 1 DP 858245 and Lot 7 DP 3709 (active quarry). The haul road connecting the quarry to the processing plant traverses Lot 2 DP 858245. Processing, stockpiling and sales occurs on Lot 23 DP 1039967. Lots 1, 7, and 23 are owned by MGH entities, while Lot 2 is owned by Holcim. The site is located within the Shellharbour City Council Local Government Area. Access to the extraction area is from East-West Link Road via the processing area. The land approved for extraction has an area of 34 hectares.

The quarrying process involves vegetation clearing, topsoil and overburden stripping, fracturing the rock by blasting, primary in pit crushing using a mobile crushing plant, loading the crushed rock on to off-road trucks for delivery to the processing plant. At the processing plant hard rock is crushed, screened and classified into various products for stockpiling on site prior to sale and delivery. Backfilling of the western parts of the sandstone base has commenced using overburden extracted during the quarrying process.

2.2 Works Completed in Period

Surface and normal quarry production was carried out during the reporting period of July 2024 to June 2025 and has continued across the base of the extraction area as shown on Figure 2 to a maximum depth of approximately 51mAHD. Extraction in the current reporting period was undertaken in stage 7a throughout the reporting period.

For the Stage 7 development, the following works were undertaken during the current reporting period:

- Clearing of regrowth vegetation within the Stage 7a area in accordance with the Biodiversity Management Plan.
- Maintenance of sediment and erosion controls.
- Topsoil and overburden stripping within Stage 7a.
- Completion of amenity barrier construction around northeastern boundary of Stage 7a.
- Maintenance of vegetation screens along northern boundary of project and eastern boundary of Stage 7a, including additional fencing and replacement planting.
- Finalisation of Archival Report for the Belmont.
- Rehabilitation of the first section of the upper western bench of Stage 7a, including landform development, overburden and topsoil placement, rock armouring, and a mixture of tubestock planting and seeding in accordance with the rehabilitation trials approved under the RMP.
- Continued backfill of parts of Stages 1-6 as part of the internal haul road realignment.
- Ecological surveys and preparatory works for the establishment of a Biodiversity Stewardship Agreement site on the site.
- Operation of environmental monitoring equipment including a continuous noise monitor, real time particulate monitors, High Volume Air Sampler (HVAS), weather station, piezometers and blast monitors.
- Installation of a water meter on the pump drawing water from the extraction area sump.

2.3 Works to be completed in the Next Period

In the period July 2025 to June 2026 quarry extraction will continue in Stage 7a. Activities that will be undertaken include:

- Relocation of the present dry-stone wall within Stage 7a to the northern property boundary.
- Preparation and registration of a Biodiversity Stewardship Agreement on the site.
- Continued backfill and rehabilitation of parts of Stages 1-4 and the upper western benches of Stage 7a.
- Planting of tree screen along eastern ridgeline.

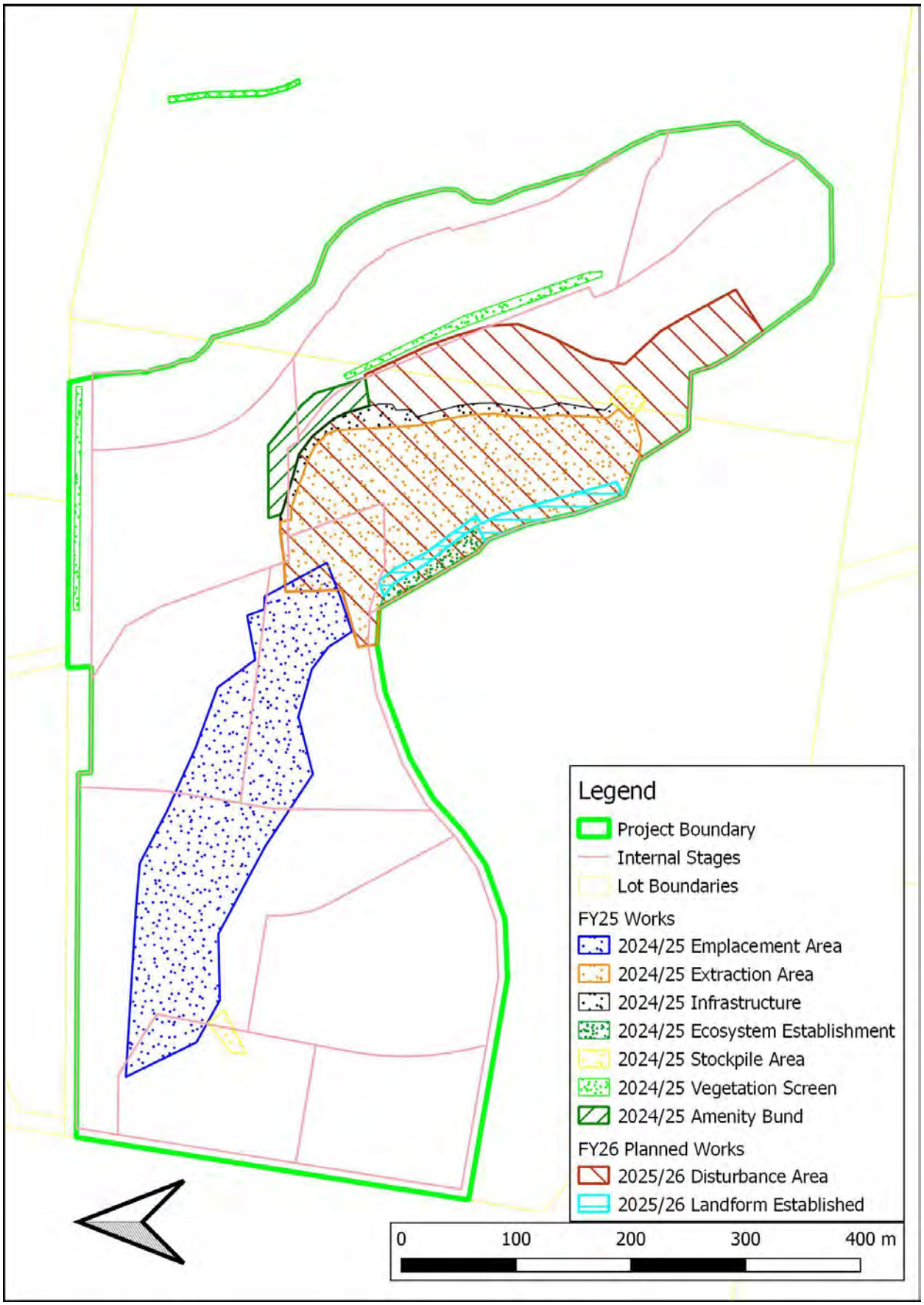


Figure 2 – Works Completed in FY24 and Works Planned for FY25

2.4 Quarry Production

During the reporting period covered by this Annual Review, the annual return covering the 12 months ending 30 June 2024 was forwarded to NSW Department of Regional NSW (formerly NSW Trade and Investment). This return indicates a total of 686,636 tonnes of site-won and reclaimed material was sold from the quarry, which included 18,207 tonnes of concrete returns from Cleary Bros sites incorporated into Enviropave, and which equates to the total hard rock extracted from the extended quarry area of 668,429 tonnes. A copy of the return up to 30 June 2024 to NSW Industry and Investment is included in Annexure A.

In the current reporting period, 385,102 tonnes of blue rock (latite) and 339,335 tonnes of lower quality rock (agglomerate and weathered latite) were extracted from the extraction area and sold, for a total of 724,437 tonnes of hard rock products. The hard rock quarry products produced in the reporting period were below the maximum of 900,000 tonnes permitted under the current DC. An additional 9,430 tonnes of material produced from concrete recovered from Cleary Bros sites, and 2,828t of overburden, were sold from the site during the reporting period. Additional raw and finished products were purchased from other local quarries during the reporting period to meet fluctuations in demand, and are not included in these totals.

The Annual Return for the FY25 period was submitted via the Resources Regulator portal on 12 August 2025, which indicated a total of 736,696 tonnes of site-won and reclaimed material was sold from the quarry, which included 9,430 tonnes of products manufactured from concrete recovered from Cleary Bros batch plants, and 2,828t of overburden. This equates to the total hard rock extracted from the extended quarry area of 724,437 tonnes.

3. REVIEW OF ENVIRONMENTAL PERFORMANCE

3.1 Meteorological Monitoring

3.1.1 Standards and Performance Measures

The Development Consent and Environmental Protection Licence require the monitoring of meteorological parameters on the site for the life of the project. Section 6.2 of the EMS details the following parameters will be continuously monitored at the site and averaged over 10 minute intervals.

Parameter	Units
Temperature at 2 and 10 metres	°C
Total Solar Radiation at 10 metres	W/m^2
Wind direction at 10 metres	degrees
Wind speed at 10 metres	m/s
Sigma theta at 10 metres	degrees
Rainfall	mm/hr

3.1.2 Environmental Performance

Cleary Bros operated a weather station within the Stage 7d footprint during the current reporting period, sited approximately 60m north of the new Stage 7a amenity bund. The weather station is capable of monitoring all of the parameters required by the EMS, with data accessed in near real time through the mobile telecommunications network. This data has been reviewed regularly throughout the current reporting period to ensure the continued functioning of the system, and repairs made as required.

Rainfall in the current reporting period has been below average, with 798.3 mm recorded compared with the long term average of 1,193mm (data sourced from SILO dataset for -34.6, 150.8 for the period 1889-2025, sourced from www.longpaddock.qld.gov.au/silo/point-data). Rainfall was well below average in the 2nd half of 2024, albeit coming off a very wet 1st half of 2024. Since November 2024, a trend of an average rainfall month followed by a very dry month has proceeded through until June 2025. While there have been significant rainfall events in this time, no month has recorded rainfall significantly above the long-term average. Figure 3 presents the monthly rainfall totals throughout the reporting period.

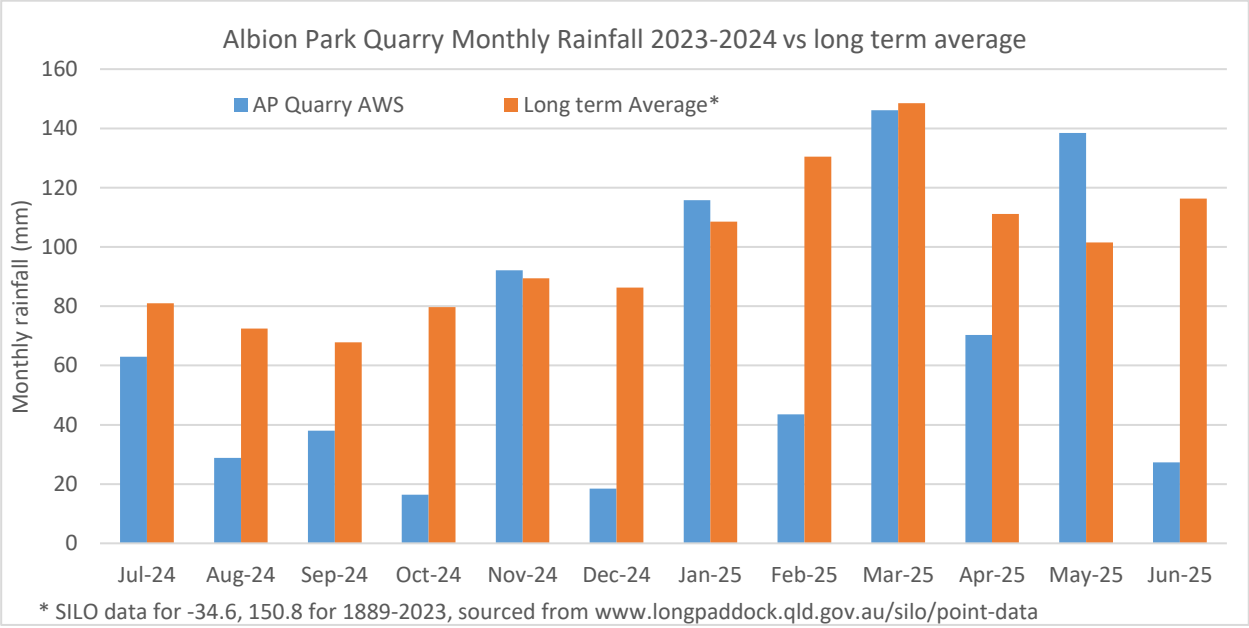


Figure 3 – Rainfall recorded at the Albion Park Quarry weather station in FY25 vs the long term average

3.1.3 Compliance Assessment

The weather station has operated well throughout the reporting period and in line with requirements.

3.2 Air Quality

3.2.1 Standards and Performance Measures

SSD10369 contains specific limits relating to air quality, including for particulate matter fractions ($PM_{2.5}$ and PM_{10}) and total suspended particulates (TSP). EPL299 includes specific requirements for the monitoring of ambient air quality using continuous real time dust monitors. The current air quality criteria specified in SSD10369 for particulate matter are as follows, however they are subject to certain exclusions and clarifiers as listed in the DC. These air quality criteria also form the air quality objectives of the EMS.

Particulate Fraction	Averaging period	Criteria
PM_{10}	Annual	25 µg/m^3 (total)
	24 hour	50 µg/m^3 (incremental)
$PM_{2.5}$	Annual	8 µg/m^3 (total)
	24 hour	25 µg/m^3 (incremental)
TSP	Annual	90 µg/m^3 (total)

Cleary Bros are also required to ensure that no offensive odours are emitted from the site, and to implement all reasonable and feasible measures to reduce the greenhouse gas emissions of the project.

3.2.2 Environmental Performance

CB has implemented a range of controls to minimise the potential generation of dust from the project, as described in the EMS. The dust mitigation measures feed into a Trigger Action Response Plan (TARP), providing feedback in real time as to the effectiveness of the control measures. The key controls implemented on the site during the reporting period include:

- All traffic entering and leaving the site use the sealed entrance road off the East West Link.
- All vehicles leaving the unsealed area are directed over a vehicle wheel wash.
- Street sweeper is used regularly to remove any material from the entrance and surrounding roads.
- Speed limits on site are no greater than 30 km/h.
- Misting sprays are installed at key points of the processing plants.
- A water truck is used to supress dust on haul roads, and also as required at key points.
- Equipment servicing undertaken in line with OEM requirements to reduce emissions.
- Soil stripping has been minimised to those areas planned for extraction over the next 6 months, with soil stripping activities not undertaken during strong winds.

The Air Quality Monitoring Program (AQMP) was most recently revised in October 2024, and is used to assess the effectiveness of the control measures. The AQMP includes the use of one High Volume Air Sampler (HVAS) which measures PM_{10}, and three continuous real time particulate monitors, which measure relative levels of $PM_{2.5}$, PM_{10}, and TSP. ALS Laboratory Group were engaged during the reporting period to service the HVAS in accordance with *AS/NZS3580.9.6-2015: Methods for Sampling and Analysis of Ambient Air – Determination of Suspended Particulate Matter – PM10 High Volume Sampler with Size Selective Inlet – Gravimetric Method.* The real time particulate monitors were sent to the manufacturer for annual calibration during the reporting period (one at a time), with in-field flow checks undertaken by Cleary Bros environmental staff quarterly in line with manufacturer recommendations.

The locations of the air quality monitoring sites, analytes, frequencies, and purpose of each are as follows.

EPL ID Station ID	Location	Analyte	Units	Frequency	Purpose
1 **A2**	A2 – approximately 250m north of quarry extraction area	$PM_{2.5}$, PM_{10}, TSP	$\mu g/m^3$	Continuous	Trigger Action Response Plan
2 **APD3**	A3 – approximately 450m ESE of quarry entrance	$PM_{2.5}$, PM_{10}, TSP	$\mu g/m^3$	Continuous	Trigger Action Response Plan
3 **APD4**	A4 – approximately 300 east of Stage 7 extraction area	$PM_{2.5}$, PM_{10}, TSP	$\mu g/m^3$	Continuous	Trigger Action Response Plan
- **A1**	Co-located with A2	PM_{10}	$\mu g/m^3$	24hr; 1 in 6 days Annual average	Assess compliance with air quality criteria

A1 and A2 – Continuous real time particulate monitor (front) and HVAS (back)

3.2.3 Air Quality Monitoring

High Volume Air Sampler (PM_{10}

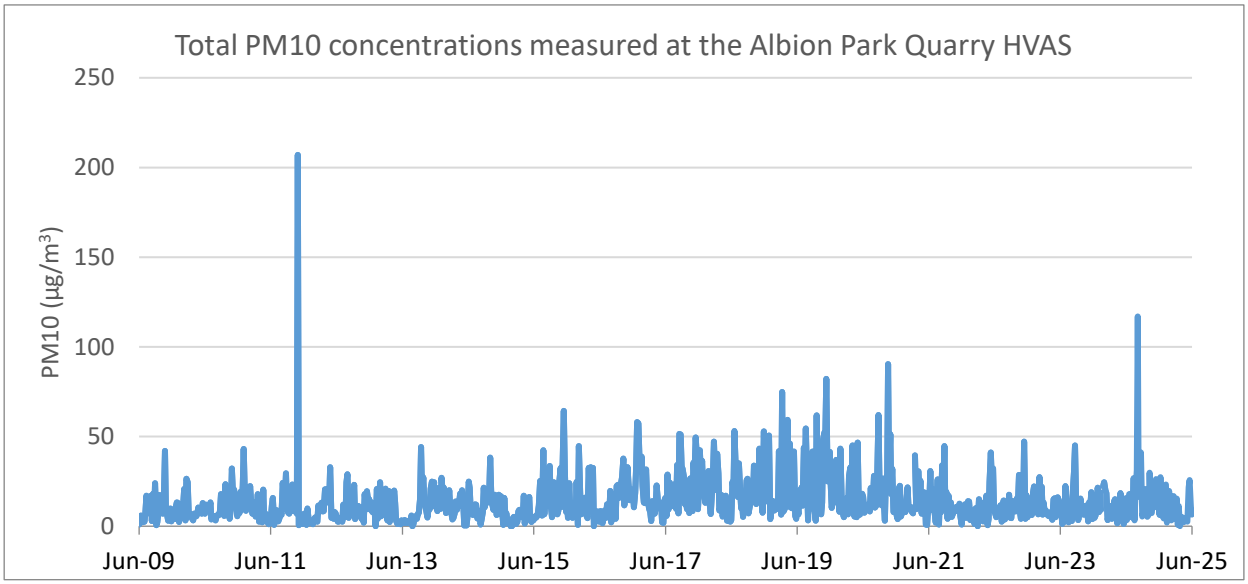
The following table provides a summary of PM_{10} concentrations ($\mu g/m^3$) for the High Volume Air Sampler at the Albion Park Quarry, with the following graph showing the historical trend in PM_{10} concentrations since 2009. Incremental impacts were determined by subtracting the 24-hour PM_{10} level measured by the NSW Government Albion Park South air quality monitor (TEOM unit) from the data recorded by the site HVAS unit.

PM_{10}	2024/25 Reporting Period				Historical Results		
	Min#	Ave#	Incr. max	Max#	Min#	Ave#	Max#
HVAS	0.1	13.5	99.5	117.0	0.0	13.9	207.0
DC criteria		25	50*				
EIS Prediction (Stage 7a at R1)		17.2	18.2	47.5			

total PM_{10} measured at the site – not incremental impact

* Limit applies to incremental impact – increase due to development on its own

The maximum result of 117 µg/m^3 (incremental impact of 99.5 µg/m^3) on recorded on 2/9/2024 during a period of adverse weather conditions. An investigation was undertaken into the cause of this non-compliance, which found the exceedance was likely attributable to a regional dust storm event on this day, with the investigation not able to identify any specific quarrying-related contributions to the non-compliance. This incident was reported to the EPA and DPHI and the investigation report provided to both regulators in line with the incident reporting requirements of the statutory approvals. With the exception of this one-off event, all total PM10 concentrations, which includes the background component, remained below the incremental impact criteria of 50 µg/m^3 and the maximum PM10 concentration predicted by the Stage 7 EIS during the current reporting period. The annual average PM10 concentration was also less than the air quality criteria and the PM10 concentration predicted as part of the EIS for Stage 7a.



Based on the data from the HVAS and utilising the ratios of $PM_{2.5}$ to PM_{10} to TSP as recorded by the real time particulate monitors, estimates for the concentrations of $PM_{2.5}$ and TSP for the A1 site can be calculated using the data from the HVAS as tabulated below.

$PM_{2.5}$	2024/25 Reporting Period		Historical Results		
	Ave	Max#	Min#	Ave#	Max#
Estimated $PM_{2.5}$	6.5	23.2	0.0	6.7	98.7
DC criteria	8	25			
EIS Prediction (Stage 7a at R1)	6.9	19.4			

TSP	2024/25 Reporting Period	Historical Results		
	Ave	Min#	Ave#	Max#
Estimated TSP	15.3	0.0	18.4	270
DC criteria	90			
EIS Prediction (Stage 7a at R1)	36.1			

total particulate matter fraction measured at the site – not incremental impact

Real Time Particulate Monitoring

The principal objective of the real time particulate monitors is to provide a means to continuously monitor and respond to any instances of elevated particulate matter as a result of quarrying activities. There is no EPA Approved Method for their use, and the monitors cannot measure to the same standard as the HVAS or other real time monitoring equipment using EPA Approved Methods. Nevertheless, they are able to

provide an indication of relative particulate matter concentrations, as well as an opportunity to estimate different fractions of particulate matter including $PM_{2.5}$ and TSP. Improvements were made to the real time particulate monitors during the reporting period to increase their reliability, including upgrades to the power systems of the units, and an upgrade of the modem of one unit. The remaining units will receive modem upgrades as part of the next service scheduled for the second half of 2025. The monitors continue to provide feedback on the effectiveness of the dust control measures, with alerts providing the site management team with the information required to investigate and respond to emerging issues.

3.2.4 Odour and Greenhouse Gas Emissions

There are no sources of odour on the site. No blasts generated visible or odorous fume during the reporting period.

Cleary Bros has implemented the following measures to minimise greenhouse gas emissions associated with the project during the reporting period:

- Use of larger capacity Cat 777 haul trucks for use on site instead of smaller Cat 773 trucks, which improves the diesel efficient of material movement while also reducing dust emissions.
- Continuation of construction of a “bridge” across the floor of the quarry to reduce elevation gain required when hauling from the extraction area, and thus GHG emissions. As at July 2025, this bridge is nearing completion and is expected to be in operation by the end of 2025.
- Servicing of all equipment in line with OEM requirements to ensure efficient operation.

3.2.5 Interpretation and Effectiveness of the Air Quality Management System

PM_{10} measurements as recorded by the HVAS are significantly lower than the long-term average. This is testament to the effective dust mitigation strategies employed throughout this drier-than-average year. PM_{10} levels as recorded by the HVAS met the Air Quality Criteria of the DC with the exception of a single day subject to a regional dust event, and were also less than the EIS prediction during the reporting period. Levels of $PM_{2.5}$ and TSP as estimated from the HVAS data and utilising the ratios of these parameters as recorded by the real time monitors also demonstrate compliance with the Air Quality Criteria. Annual average concentrations of these parameters were below EIS predictions, while the maximum daily $PM_{2.5}$ level estimated from the HVAS PM_{10} data was slightly above the EIS prediction. The EMS objectives related to air quality have been met during the reporting period.

While the real time particulate monitors have provided a valuable contribution to the air quality monitoring network on the site, Cleary Bros have experienced some reliability issues during the reporting period. Cleary Bros have undertaken a number of upgrades of these units in the current reporting period to address these deficiencies, which has led to improvements in up-time. In any case, the real time monitoring system has provided a beneficial tool to identify and respond to emerging issues at the quarry during the reporting period.

3.3 Noise

3.3.1 Standards and Performance Measures

The Development Consent specifies noise criteria for eleven residences surrounding the project site. There are no specific requirements related to noise or noise monitoring in the EPL for the project. The Noise criteria for the project are as follows.

Residences	Noise Criteria $L_{Aeq15minute}$	Predicted noise levels (Stage 7a) $L_{Aeq15minute}$
R1 - *The Cottage*	49*	48
R2 - *The Hill*	46*	46

Residences	Noise Criteria $L_{Aeq15minute}$	Predicted noise levels (Stage 7a) $L_{Aeq15minute}$
R3 - Approved Residence	48*	50
R5 - *Porto Santo*	42	40
R4, R6, R7, R8, R9, R10, R11	40	various (<30 – 39)

* negotiated agreement in place – noise criteria in SSD10369 do not apply

The EMS objective relevant to noise requires noise levels at R5 attributable to quarrying to be less than or equal to the noise criteria in the table above (42 dB(A)).

3.3.2 Environmental Performance

CB has implemented a range of controls to minimise noise emissions associated with the project, as described in the EMS. The key controls implemented on the site in the reporting period include:

- Extraction in Stage 7 has commenced in Stage 7a, to maximise acoustic shielding of the active extraction area from the nearest residences in later stages of the quarry.
- Amenity barriers have been constructed along the western boundary of Stages 5, 6 and 7a (northern part).
- Positioning of equipment within the quarry to maximise shielding from quarry faces.
- Speed limits on site are no greater than 30 km/h.
- All equipment is fitted with broadband reversing alarms.
- Equipment servicing undertaken in line with OEM requirements to reduce noise emissions.
- Monitoring noise emissions from higher impact equipment operating in surface areas including dozers and drill rigs, to ensure installed noise suppression equipment is effective.
- Surface activities are prioritised where possible for favourable weather conditions, and limited as far as possible during noise enhancing conditions.
- Monitoring of noise levels in accordance with the Noise Monitoring Program, including a real time noise monitor which allows quarry activities to be modified in the event of elevated noise levels.

Cleary Bros has also negotiated an agreement with the owner of residences R1, R2, and R3 to allow higher noise levels, and as such the above noise criteria do not apply for these residences.

The Noise Monitoring Program was most recently updated in October 2024 to assess the effectiveness of the control measures, and includes the use of real time noise monitoring and attended monitoring. During the reporting period, Cleary Bros undertook short term noise monitoring on a monthly basis, and engaged SLR Consulting to undertake the biannual noise compliance monitoring. During the reporting period, no crushing equipment was located on the uppermost bench, and as such monitoring of crushing equipment was not required. The current noise monitoring requirements are summarised in the table below.

Monitoring Type	Monitoring Location	Frequency	Monitoring Method
Real-time Noise Monitoring	N2 – Quarry Extraction Area – Stage 7 North Boundary	24 hours a day, 7 days a week	Real-time noise monitoring data will be logged on a 15-minute basis with summarised statistical data.
Noise Compliance Monitoring	N1 - R1 “The Cottage”, N2 - Extraction Area, N3 - R5 “Deer Farm”	Biannual	Operator-attended noise compliance monitoring will be conducted twice each financial year, once during the winter months, and once at another time of the year and to include the “short-term activities” if they are undertaken during the year.
Short Term Noise Monitoring	N1 - R1 “The Cottage”	Monthly (when surface activities undertaken)	Attended monitoring for two consecutive 15 min sample intervals recording LAeq-15minute and noise sources.

Monitoring Type	Monitoring Location	Frequency	Monitoring Method
Primary Crushing Equipment Monitoring	N1 - R1 “The Cottage”	Within 3 days of each blast on uppermost bench where processing occurs.	Attended monitoring for two consecutive 15 min sample intervals recording LAeq-15minute and noise sources.

3.3.3 Noise Monitoring Results

A SiteHive continuous real time noise monitor was in operation at location N2 throughout the reporting period, with a trigger level alert to notify quarry management in the event of high noise levels. In this location, alongside a fence line in cleared paddocks, it is not affected by wind blowing through trees, however false triggers are still recorded at times from birds perched on the nearby fence posts. Similarly, buffeting noises are commonly recorded during periods of strong winds, which are largely unavoidable. Nevertheless, the monitor records the direction, a photograph, and an audio extract of any trigger, allowing these to be investigated. A trigger level of 55 dB(A) was utilised, as the modelled maximum noise level associated with surface activities in Stage 7a at this location. While most alerts recorded to date have been unrelated to quarry operations, during periods of noise enhancing winds (light south to southwesterly winds), the continuous noise monitor has been useful in measuring noise emissions of the surface activities, and adjusting activities as needed. This has particularly been the case when drilling near the surface, where the noise monitor has informed adjustments to the location and screening for the drill rig.

While the real time noise monitor has been useful for managing surface activities, it is unlikely that it will provide a useful management tool for regular quarrying activities, due to the background noise contributions that will lead to an exponential increase in false alerts if a lower trigger level were to be used.

The continuous noise monitoring program has demonstrated that noise levels are significantly influenced by meteorological conditions, with light south to southwesterly winds significantly amplifying quarry noise emissions at the monitor. Conversely, at all other times, quarry activities are very unlikely to approach the trigger level.

The continuous noise monitor was validated as part of the compliance monitoring undertaken in November 2024 and June 2025. In November 2024, the monitor was found to be out of tolerance, and was replaced with a newer monitor. In June 2025, the monitor measured noise levels within 2 dB(A) of the reference monitor, in line with the tolerances of the Noise Monitoring Program.

N2 – SiteHive Continuous real time noise monitor in operation

Attended compliance monitoring for SSD10369 was undertaken twice during the reporting period on 6 November 2024 and 19 June 2025 by acoustic consultants from SLR Consulting. The November 2024 monitoring was undertaken while surface activities were being undertaken in Stage 7a (drilling). Monitoring was targeted for periods of relatively calm conditions, and in each instance light to moderate winds were recorded (~6m/s NE on 6/11/2024 and ~3m/s NW on 19/6/2025). Neither of these would be considered to be noise enhancing from the source to the monitored receivers and as such represent standard meteorological conditions. Noise levels associated with the Albion Park Quarry were measured as follows (refer Annexure E for full report).

Date	Monitoring site	CB Quarry contribution ($LA_{eq\ -15min}$)	Measured noise level ($LA_{eq\ -15min}$)	Criteria (as per NPfI adjustments) ($LA_{eq\ -15min}$)
6/11/2024	N1	<35	50	49
	N2	43	47	N/A
	N3	<41#	54	40
19/6/2025	N1	<31#	43	49
	N2	41	43	N/A
	N3	<39#	52	40

quarry inaudible

Noise monitoring of surface activities was undertaken each month during the reporting period, as required under the Noise Monitoring Program. Monitoring was undertaken by the Cleary Bros environmental team, with the exception of the November 2024 sample where it was undertaken as part of the compliance by SLR Consulting. Monitoring aimed to target calmer days within the month, due to the higher risk of noise transmission on calmer days. Results of the surface noise monitoring program are summarised in the table below.

N1 Month	CB Quarry contribution ($LA_{eq\ -15min}$)	Cumulative noise level ($LA_{eq\ -15min}$)	Wind conditions	Trigger (as per NPfI adjustments) ($LA_{eq\ -15min}$)
July 2024	<38	46	Light NE	49
August 2024	<38	60	Light E	49
September 2024	<43*	53	Light W*	54
October 2024	<37*	59	Light ESE*	54
November 2024	<35	50	Moderate NE	49
December 2024	<38	43	Light NE	49
January 2025	<38	52	Light NE	49
February 2025	52	52	Moderate SE	49
March 2025	<38*	46	Light E*	54
April 2025	<38*	51	Light SE*	54
May 2025	48	50	Moderate S	49
June 2025	48*	50	Light NW*	54

* noise-enhancing conditions

Measurement of noise emissions from the operation of individual items of plant was undertaken in June 2024 to verify the predicted noise levels from the EIS, and assess the need for further noise attenuation of equipment. The D11 dozer and the drill rig were the two items of plant expected to significantly influence overall noise levels associated with the quarry. The following table provides the measured noise levels of these items with the maximum noise levels used for EIS modelling.

Equipment	Measured Sound Power Level (dBA)	EIS Modelled Sound Power Level (dBA)
D11 dozer	112	120
Drill rig	114	118

3.3.4 Interpretation and Effectiveness of the Noise Management System

All noise levels measured as part of the compliance and short term noise monitoring were within the noise criteria and EIS predictions with the exception of the short term noise monitoring conducted in February 2025. This was undertaken during a period of normal atmospheric conditions, however the moderate southerly wind still had an enhancing effect on noise levels from source to receiver, and highlights the risk of elevated noise levels during wind speeds marginally above those considered to be noise enhancing. A negotiated agreement is in place for the landowner of this receiver, permitting noise levels greater than the trigger values, and which were met during the February 2025 monitoring event (and at all times during the reporting period). It is expected that overall noise emissions will reduce into the 2025-2026 reporting period as extraction progresses deeper within the Stage 7 area, although some surface activities will still be required throughout the 2025-2026 period.

3.4 Blasting

3.4.1 Standards and Performance Measures

The Development Consent and Environmental Protection Licence for the project are consistent in their approved blasting criteria at nearby sensitive receptors. Section 3.4 of the EMS outlines these criteria (refer table below), while Section 6.2 describes how compliance will be assessed. A blast monitoring station is permanently installed adjacent to the nearest sensitive receptor, *The Cottage* residence, on the neighbouring Fig Tree Hill property. In addition, a portable blast monitor has been operated on the southern boundary of Cleary Bros property to monitor blast emissions at the closest residences southeast of the site. The criteria applicable to these monitors, as well as other blasting-related objectives from the EMS are described in the table below. When blasting is to occur within 40 metres of the northern boundary of the quarry property, a portable blast monitor will also be located at the property boundary at the point closest to the blast. The DC and EPL also set restrictions on the timing of blasts and blast frequencies.

Objective	Maximum Airblast Overpressure dB(L Peak)	Maximum Peak Particle Velocity mm/s	Allowable Exceedance
Residence on privately owned land or other sensitive receiver	115	5	5% of the total number of blasts over a financial year.
	120	10	0%
Ensure safety of persons and property	135	200	0%
	• No visible dust or blast fume beyond boundary • No flyrock beyond area predicted by Flyrock Model • No damage to public infrastructure		

3.4.2 Environmental Performance

The Drill and Blast Form and MIC Calculation Form were completed for each blast, with each blast design reviewed by a blast engineer prior to loading and firing the shot. The MIC Calculation Form also includes calculations of required buffer zones as per the Flyrock Model.

Cleary Bros website was updated ahead of each blast with details on the next shot and notifications provided to all stakeholders who had requested notification of blasts with a two-hour window of the time of firing. All blasting was undertaken between 9am and 5pm on weekdays only (none on public holidays), with no more than one blast fired in any week during the reporting period. No requests were received during the reporting period for a property inspection to request the baseline condition of a building, and no claims of damage to buildings or structures as a result of blasting have been received.

An exclusion zone was established around each blast, with the area inspected prior to firing to ensure no personnel were within the exclusion zone. A video of each blast was captured to observe the extent of dust and monitor for any blast fume. No observable blast fume was generated for any blast during the reporting period, with visible dust from each blast dissipating within the site. The permanent blast monitor was in use adjacent to *The Cottage*, while the portable blast monitor was installed at the southern boundary, both recording blast emissions for each shot. No blasting was undertaken within 40 metres of any property boundary, and as such no fenceline monitoring was undertaken, as the site model demonstrates that blast emissions at distances greater than 40 meters are likely to be significantly below the boundary fenceline criteria.

3.4.3 Blast Monitoring Results

Blast monitoring results for the 2024-2025 reporting period from the blast monitors are summarised in the table below. A complete record of blast monitoring results for the period is included in Annexure E.

The Cottage	2024/25 Reporting Period					Historical Results	
Blast Monitoring	# blasts	Average	# > 5%	% > 5%	Max	Average	Max
Overpressure (dbL)	37	106.9	1	2.7%	115.9	104.7	119.1
DC limits				≤5%	120		
EIS Prediction				≤5%			
Vibration (mm/s)	37	0.85	0	0%	2.89	1.8	7.4
DC limits				≤5%	10		
EIS Prediction				≤5%			

Southern Boundary	2024/25 Reporting Period					Historical Results	
Blast Monitoring	# blasts	Average	# > 5%	% > 5%	Max	Average	Max
Overpressure (dbL)	37	99.1	0	0%	108.4	99.0	101.9
DC limits				≤5%	120		
EIS Prediction				≤5%			
Vibration (mm/s)	37	1.2	0	0%	2.25	0.73	0.82
DC limits				≤5%	10		
EIS Prediction				≤5%			

3.4.4 Blast Monitoring Results Interpretation

All blast monitoring results of vibration and air overpressure were below the maximum criteria specified in the Development Consent, with one blast recording an airblast overpressure above the 5% criterion of 115 dBL, however as this represented 2.7% of blasts during the reporting period, it was within the criteria specified in the Development Consent. The highest vibration recorded at the permanent blast monitor at *The Cottage* was 2.6mm/s, well below all vibration criteria. The average vibration for the current reporting period was considerably lower than the historical average, while air overpressure was slightly above average, reflecting adjustments made in blast designs to minimise air overpressure emissions while blasting near-surface parts of the extraction area. All EMS objectives related to blasting have been met during the reporting period.

3.5 Surface Water

3.5.1 Standards and Performance Measures

SSD10369 requires the implementation of a Water Management Plan (incorporating a Surface Water Management Plan), and which outlines surface water monitoring requirements. The DC also requires the water quality monitoring of any discharges from the quarry extension area, mirroring the conditions of the EPL.

The following monitoring schedules are in place to meet the requirements of the surface water management plan, which also form the EMS objectives related to surface water.

Location	Analyte	Units	EPL Limit	WMP trigger	Frequency
Quarry Discharge	pH	pH units	6.5 – 8.5		Daily during discharge
	Turbidity	NTU	32.2		
	Discharge rate	ML/d	N/A		
WC1 (Watercourse 1) WC2 (Watercourse 2) WC3 (upstream on Watercourse 6) WC4 (downstream on Watercourse 6)	Electrical Conductivity	µS/cm		N/A	Biannually
	pH	pH units		6.5 – 8.0	
	Oil and Grease	mg/L		10	
	Turbidity	NTU		26	
	TDS	mg/L		842	
	Major Ions (Ca, K, Mg, Na, Cl, SO4)	mg/L		N/A	

The EIS for the Albion Park Quarry predicted that the operations would have negligible impact on surface water quality, however releases of water captured in the quarry sump may be required to sustain natural surface water flow volumes of the local watercourses. The EIS predicted a reduction in surface water flows in Watercourse 6 as quarrying lowered the groundwater level immediately surrounding the extraction area.

3.5.2 Environmental Performance

CB has implemented the Surface Water Monitoring Program at the Albion Park Quarry, with all routine sampling undertaken as required by the table above. Sediment fencing has been installed along the north, eastern, and southern extents of Stage 7a, while the initial cut along the western boundary of the Stage 7a area has separated the clean and dirty water catchments in this area. Quarrying has been undertaken to prevent any new intersection of clean water catchments. All excavated areas drain to the sump within the extraction area which retained sufficient capacity at all times during the reporting period to capture all runoff in a 1% AEP 24-hour storm event. Excess water accumulated with the sump has been tested against the discharge criteria above and discharged once complying with the criteria. Treatment of the water in the sump was not required during the reporting period to meet the discharge criteria. There has been no new disturbance within 40 metres of any mapped watercourse during the reporting period. There are no acid-producing materials on the site.

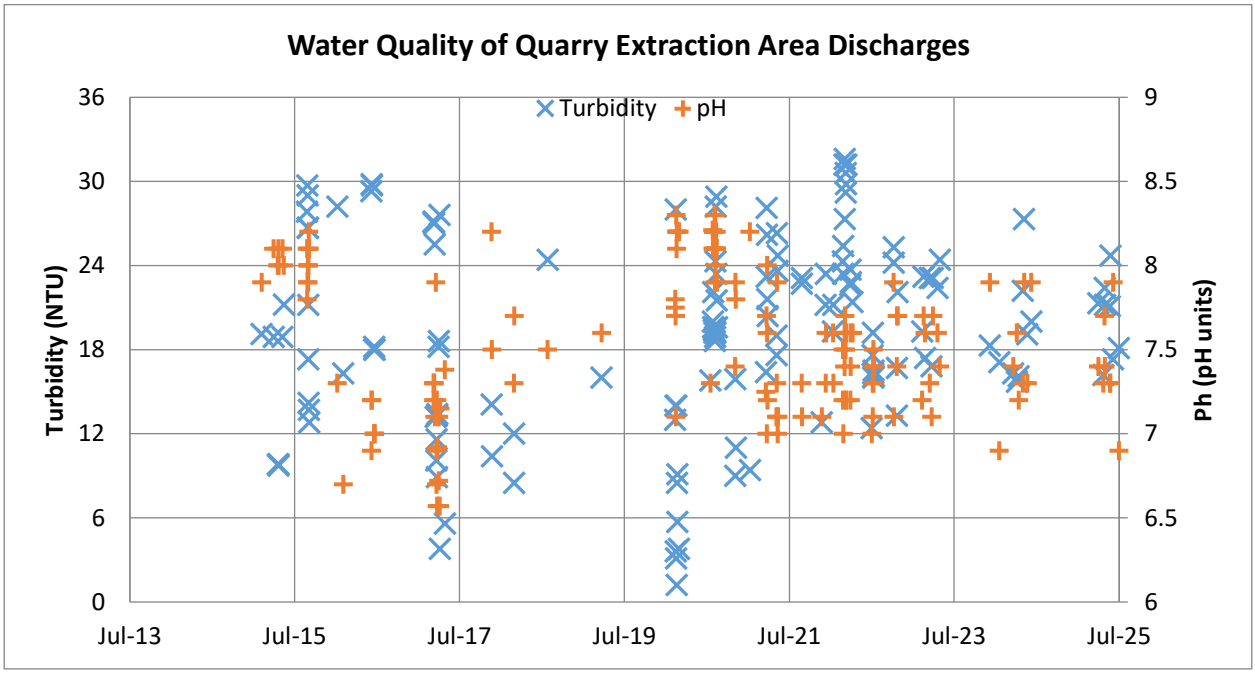
3.5.3 Surface Water Monitoring Results

A summary of surface water monitoring results for the period is displayed in this section, separated into the various components as described in the table above. For each analyte, the range and average of the current period's monitoring are displayed, alongside the historical range and average. For each analyte and where practicable, a historical graph is also included showing the variations in measurements for each sample point throughout the historical monitoring period. The water quality of the watercourses around the extraction area are also compared to the criteria adopted in the current Water Management Plan.

Quarry Extension Discharge Monitoring

During the reporting period, water was discharged from the sump in the Quarry Extension on 7 occasions across 8 days, with daily sampling of water quality for pH and turbidity. It is estimated that approximately 76ML of water was discharged from the quarry pit across the reporting period. All discharges occurred during or shortly before or after rainfall events.

Analyte	Unit	2024/25 Reporting Period			Historical Results			DC limit	EPL limit
		Min	Ave	Max	Min	Ave	Max		
pH	pH units	6.9	7.4	7.9	6.6	7.6	8.3	6.5 – 8.5	6.5 – 8.5
Turbidity	NTU	16.2	20.3	24.7	1.2	19.3	31.6	32.2	32.2



All discharges from the Quarry Extension complied with the limits of the EPL and DC for turbidity and pH during the current reporting period.

The EIS recommended the surface release of captured water to be undertaken in short bursts associated with rainfall events, rather than uniform minor releases, and this has been achieved in the current reporting period through the release of water associated with rainfall events throughout the year in line with significant rainfall events. The EIS predicted the project would not have a significant impact on water quality, as EPL limits are in place to govern the water quality of any discharges. As previously stated, all EPL limits were complied with in the current reporting period for all discharges from the Quarry Extension.

Main Holding Dam Monitoring – no overflows/discharge

There were no overflows from the Main Holding Dam (EPL4) during the reporting period, and as such monitoring of this site was not required.

Watercourse West of Quarry Manager's Office Monitoring

There were no overflows from the Main Holding Dam (EPL4) during the reporting period, and as such monitoring of the Watercourse West of the Quarry Manager's Office (EPL7) was not required.

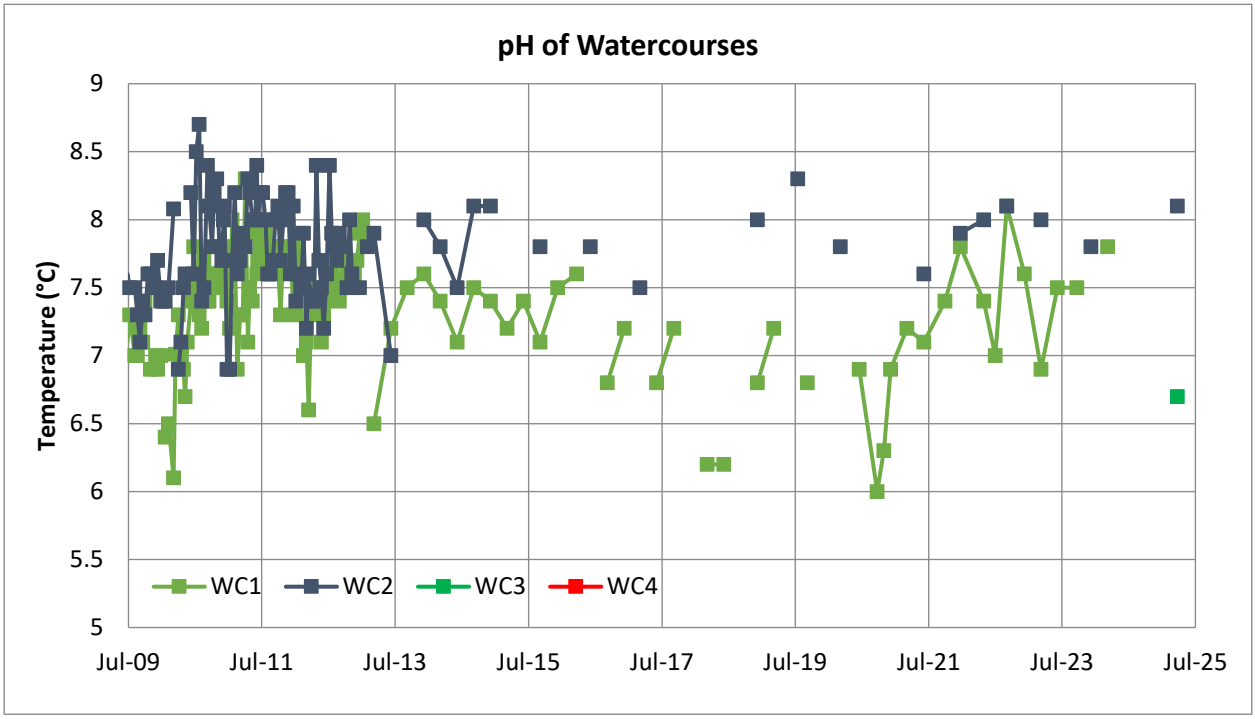
Watercourse Monitoring

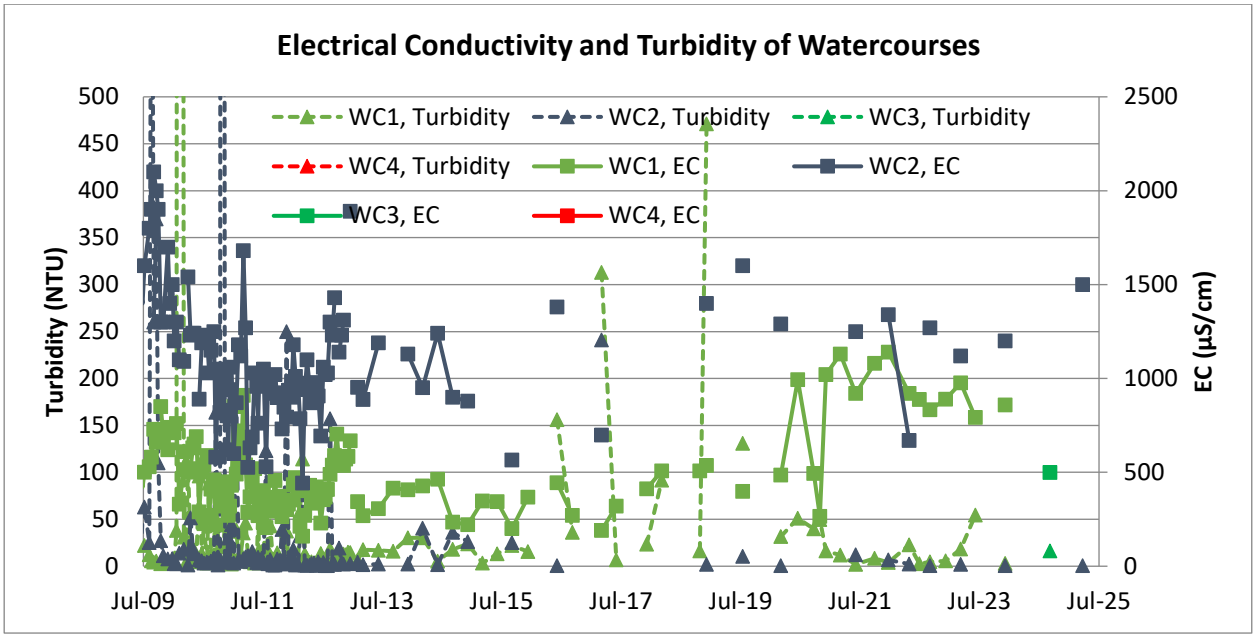
Monitoring of the water quality of natural watercourses adjacent to the Quarry Extension was undertaken on a biannual basis during the reporting period. This includes sampling of Watercourse 1 (WC1) and

Watercourse 2 (WC2) south of the existing extraction area, and an upstream (WC3) and downstream (WC4) site on Watercourse 6 east of the Stage 7 area. Due to the ephemeral nature of the watercourses, no samples were available for sites WC1 and WC4 during this reporting period. Sampling of Watercourse 6 only commenced during the previous reporting period, and as such limited historical data is available for this site. Sites WC2 and WC3 were each able to be sampled once only during the reporting period, and were dry for the alternate sampling event. The results of this monitoring have been separated into logical analyte groupings below.

Field measurements (EC, pH, Turbidity)

Analyte units	Site	2024/25 Reporting Period	Historical Results			WMP trigger	EPL limit
			Min	Ave	Max		
EC µS/cm	WC1	dry	160	500	1,140	N/A	N/A
	WC2	1,500	443	1,114	2,100	N/A	N/A
	WC3	499	412	412	412	N/A	N/A
	WC4	dry	No data			N/A	N/A
pH pH units	WC1	dry	6.0	7.3	8.3	6.5 – 8.0	N/A
	WC2	8.1	6.9	7.8	8.7	6.5 – 8.0	N/A
	WC3	6.7	7.8	7.8	7.8	N/A	N/A
	WC4	dry	No data			6.5 – 8.0	N/A
Turbidity NTU	WC1	dry	2.0	71	5,890	26	N/A
	WC2	0.4	0.5	79	5,040	26	N/A
	WC3	16.4	3.3	3.3	3.3	N/A	N/A
	WC4	dry	No data			26	N/A





WC3 and WC4 were introduced to the monitoring program in March 2024, and as such have a very limited dataset (or nil in the case of WC4). EC, pH, and turbidity were within the historical range for WC2 in the current reporting period, while pH was marginally outside (above) the trigger values from the Water Management Plan. Results for WC3 provide an indication of the baseline conditions for this watercourse, which is not impacted by quarrying related activities at this site.

Oil and Grease

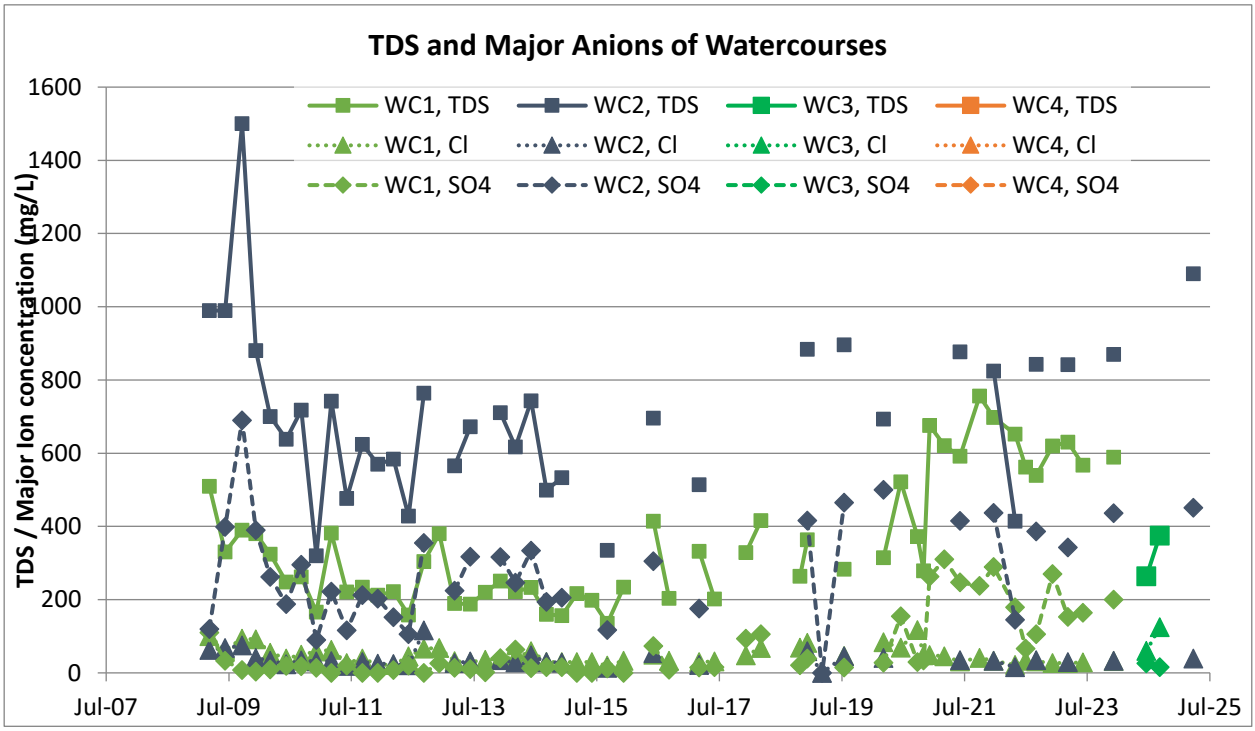
Oil and Grease was measured below the limit of reporting of 5 mg/L for all samples during the current reporting period. These results are consistent with the historical monitoring for all sites, where the concentration of Oil and Grease has consistently remained below the limit of reporting. This is in line with EIS predictions that quarry operations would have no discernible impact on water quality.

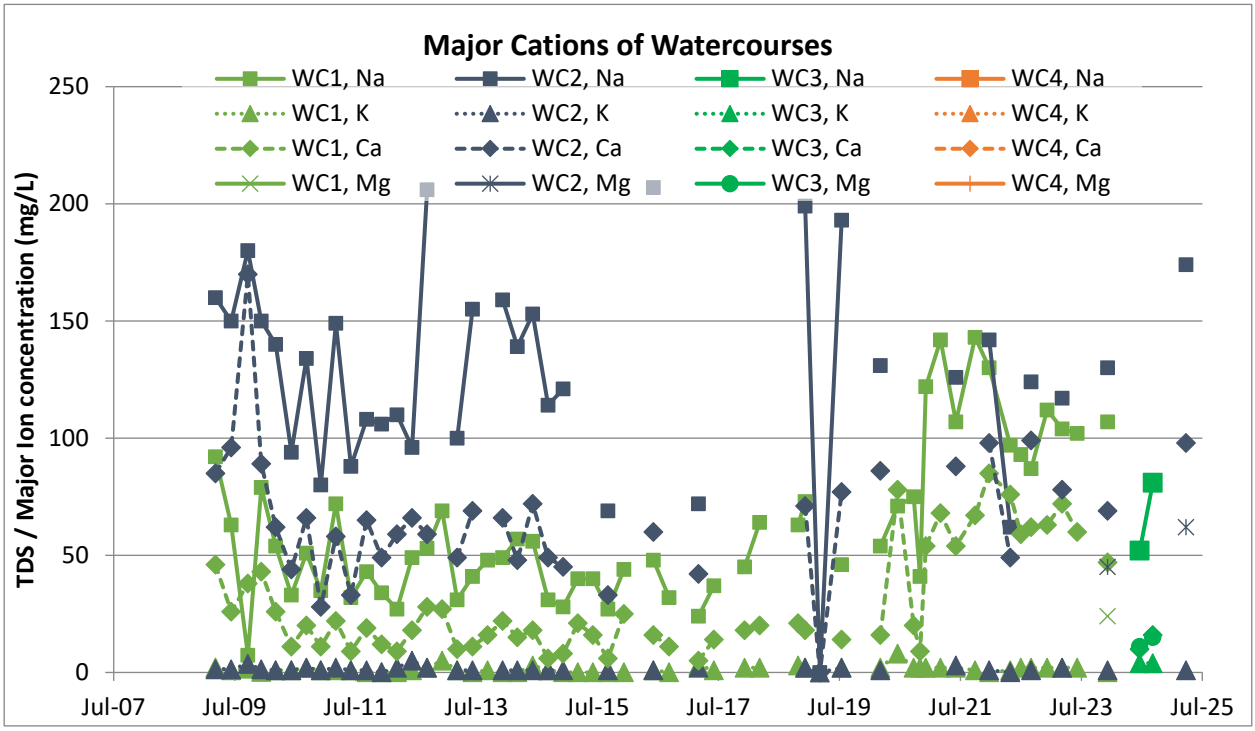
Total Dissolved Solids (TDS), Major Cations and Anions

Analyte units	Site	2024/25 Reporting Period	Historical Results			WMP trigger	EPL limit
			Min	Ave	Max		
TDS mg/L	WC1	dry	135	357	756	842	N/A
	WC2	1090	320	705	1500		
	WC3	375	264	264	264		
	WC4	dry	No data				
Ca mg/L	WC1	dry	5	29.5	85	N/A	N/A
	WC2	98	28	67	170		
	WC3	16	10	10	10		
	WC4	dry	No data				
K mg/L	WC1	dry	0.1	1.41	8	N/A	N/A
	WC2	1	0.1	1.47	5		
	WC3	4	4	4	4		
	WC4	dry	No data				
Mg mg/L	WC1	dry	24	24	24	N/A	N/A
	WC2	62	45	45	45		
	WC3	15	11	11	11		
	WC4	dry	No data				

Analyte units	Site	2024/25 Reporting Period	Historical Results			WMP trigger	EPL limit
			Min	Ave	Max		
Na mg/L	WC1	dry	7.4	62.3	143	N/A	N/A
	WC2	174	62	131	207		
	WC3	81	52	52	52		
	WC4	dry	No data				
Cl mg/L	WC1	dry	20	47	117	N/A	N/A
	WC2	39	14	37.7	116		
	WC3	125	60	60	60		
	WC4	dry	No data				
SO_4 mg/L	WC1	dry	0.1	67.8	310	N/A	N/A
	WC2	451	90	288	690		
	WC3	16	26	26	26		
	WC4	dry	No data				

Concentrations of Total Dissolved Solids and major cations and anions for WC2 were all consistent with the historical ranges for this site with the exception of magnesium for which there is a very limited dataset (testing of this ion commenced in early 2024). The TDS of WC2 was above the WMP trigger level, however on review it was determined that this result is fairly typical for this site, with concentrations above this level recorded since the monitoring program began. Results for WC3 provide an indication of the baseline conditions for this watercourse, which is not impacted by quarrying related activities at this site.





3.5.4 Surface Water Monitoring Results Interpretation

Surface water flows have continued to be dependent on rainfall, with the watercourses largely intermittent responding to rainfall events. The catchment area of Watercourse 1 is very small, with the former catchment almost entirely encapsulated within the quarry void, and dependent on quarry discharges including from the neighbouring Holcim Quarry to supplement flows, as was predicted in the EIS. The capture of water quality data for WC1 will continue to be only possible immediately following rainfall events.

WC2 is located in a wide low-gradient section of the watercourse with extensive alluvium, such that flows generally remain in the hyporheic zone outside of wetter periods. This monitoring site is proposed to be relocated 50 metres downstream to a grade control structure, which typically retains flow for longer periods following rainfall.

The water monitoring program has demonstrated that in the current reporting period, water quality of quarry pit discharges and in the watercourses are consistent with historical monitoring data, and meet the requirements of the DC, EPL, and most EMS objectives, and demonstrates no deterioration in water quality as predicted in the EIS for the project. WC2 recorded TDS and pH levels outside of the water quality objectives, however this site is not impacted by any surface water discharges or material indirect impacts associated with the quarry, and is likely to be related to the background environment for this site. It is envisaged that surface water discharges from the quarry sump will continue in line with the current reporting year, with the quarry pit continuing to enlarge into the Stage 7 area. Current procedures allow for an accurate representation of any longer term trends in surface water quality and any potential impacts on surface and groundwater quality in areas adjacent to the quarrying operations.

3.6 Groundwater

3.6.1 Standards and Performance Measures

SSD10369 requires the implementation of a Water Management Plan (incorporating a Groundwater Management Plan and a Spring Fed Dam Monitoring Program), which outline the monitoring requirements related to groundwater management. The current groundwater monitoring program requires the biannual sampling of ten groundwater monitoring bores within the network for a range of parameters, as described

in the table below. In addition, six monitoring bores incorporate water level loggers recording at 6-hourly intervals.

Analyte	Units
Water level	mbgl
Electrical Conductivity	µS/cm
pH	pH units
Redox Potential	mV
Temperature	°C
Major Cations (Ca, K, Mg*, Na)	mg/L
Major Anions (Cl, SO4)	mg/L

There are no groundwater quality criteria in the Water Management Plan or DC, with the results reviewed on receipt to detect any changes that may be attributable to quarrying activities. Groundwater level triggers for Stage 7a for further investigation, which also form part of the EMS objectives for groundwater, are as follows.

Monitoring Bore	Trigger level (mAHD)
MW1S	60.87
MW1D	43.01
MW2S	61.24
MW2D	53.74
MW4	105.8
MW5	No trigger applicable
MW6	64.7
MW9S	TBD
MW9D	116.14
MW10S	TBD

The EIS for SSD10369 predicted that quarrying operations are unlikely to impact the groundwater supply to any surrounding landholders. The groundwater objectives of the EMS include the performance criteria of no quarrying-related impacts to the spring-fed dams on the neighbouring property north of the Stage 7 area. The spring-fed dam monitoring program will be used to assess any impact to this water supply. There are no groundwater monitoring requirements in the EPL.

3.6.2 Environmental Performance

CB has implemented the Groundwater Monitoring Program at the Albion Park Quarry, with the two existing shallow and deep groundwater monitoring bores (MW1S/D and MW2S/D), the three Stage 7 bores (MW4, MW5, MW6), and the Spring-Fed Dam monitoring bores (MW9S, MW9D, and MW10S) measured biannually during the reporting period. The Stage 7 and Spring-Fed Dam monitoring bores each have a piezometer installed, and the water quality in all bores was sampled biannually. Photographs of the spring fed dams were also captured biannually. The locations of the monitoring sites are shown in Appendix 2. Bore MW5 is located within the Stage 7a area, and during the reporting period was immediately adjacent to the extraction area. The Water Management Plan acknowledges that this bore will be decommissioned early in the project life due to its location. Blasting immediately adjacent to this bore during the reporting period has impacted the bore, with the piezometer unable to be redeployed following data download in mid-May 2025, and as such data for this bore is only available up until this point.

3.6.3 Groundwater Monitoring Results

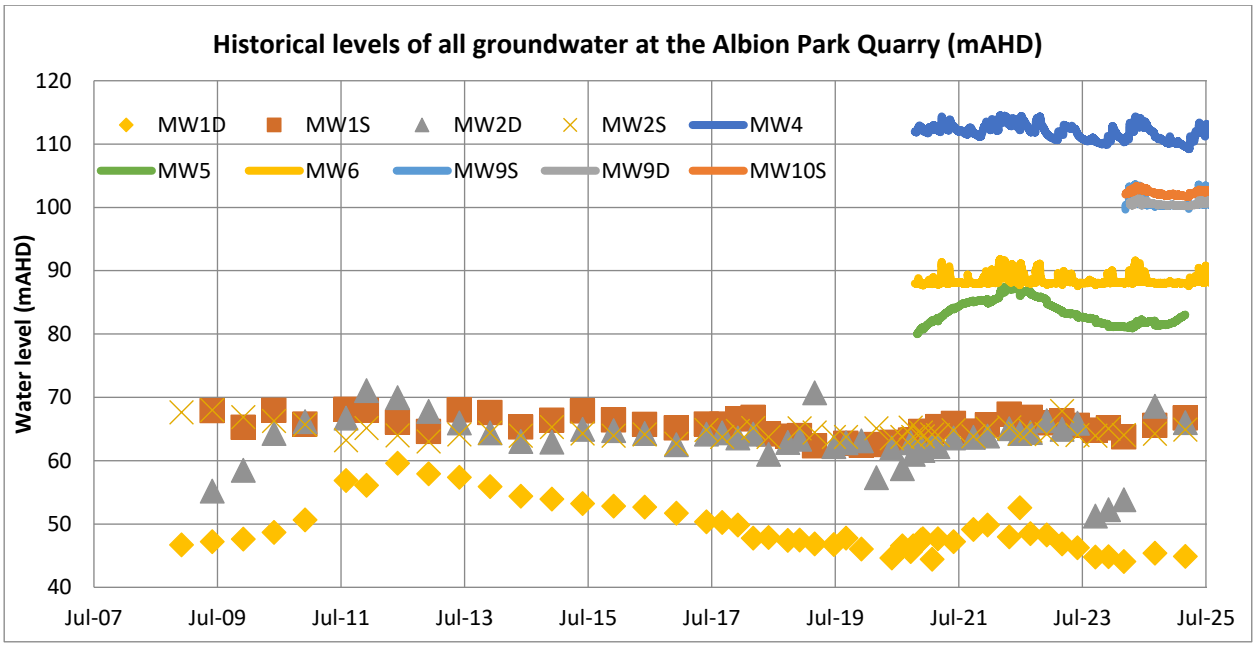
A summary of groundwater monitoring results for the period is displayed in this section, separated into analyte groupings monitored under the Water Management Plan. For each analyte, the range and average of the current period's monitoring are tabulated, alongside the historical range and average. For each analyte, a graph is also included showing the historical variations in measurements for each groundwater bore since establishment. The Water Management Plan identifies groundwater level triggers for most monitoring bores, which are tabulated for comparison. As the Extraction Area is expected to be a groundwater sink, not a flow-through system, and there are no activities or materials that would be likely to result in groundwater quality impacts, there are no groundwater quality triggers for the Project. Instead, groundwater quality results are reviewed for any changes to individual bores for further assessment.

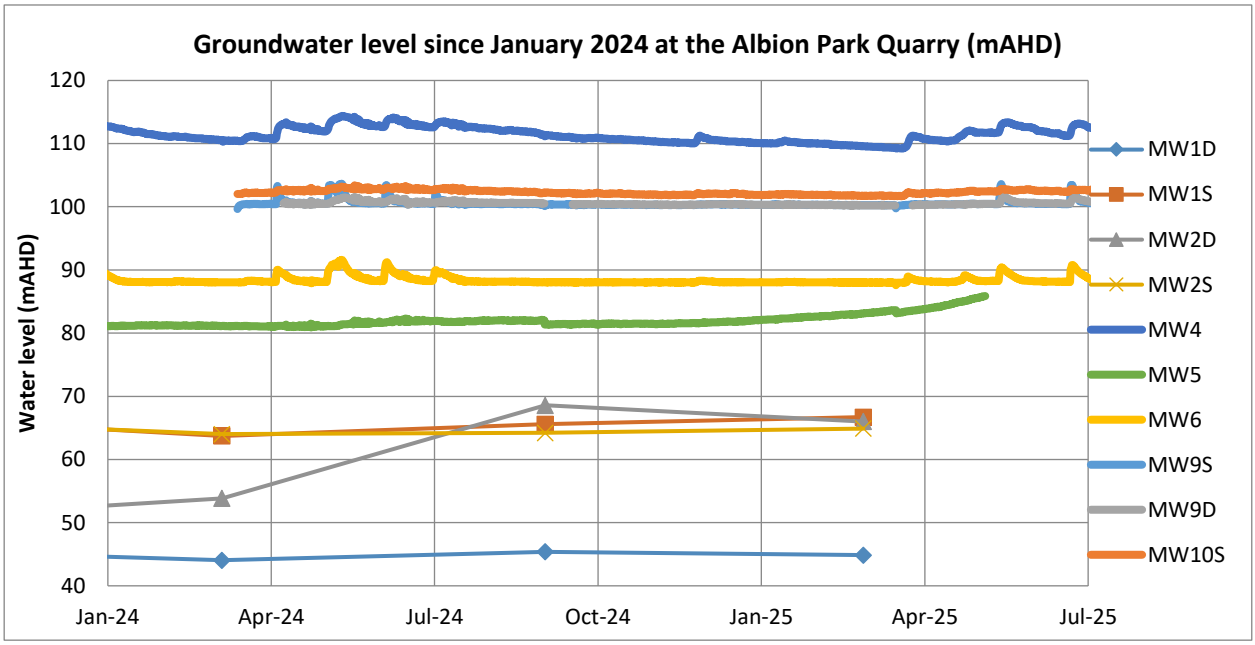
Groundwater Level (mAHD)

The groundwater levels within the monitoring network are summarised in the table below, with trends since bore installation shown in the graph below. An expanded graph for the period since January 2024 is also included to aid interpretation of the logged groundwater level data within the Stage 7 and Spring-Fed Dam monitoring bores. Groundwater levels for the original monitoring bores (MW1S/D and MW2S/D) are generated from site dips, while the newer bores (MW4 and above) are generated from logging piezometers, and corrected using site dips. As described above, no data is available for MW5 after May 2025 due to adjacent quarrying activity. Short term drawdowns associated with monitoring events have been removed from the dataset as these would otherwise skew the dataset.

Monitoring	2024/25 Reporting Period			Historical Results			Stage 7a trigger level
Bore	Min	Ave	Max	Min	Ave	Max	
MW1D	44.85	45.12	45.39	44.04	49.47	59.58	43.01
MW1S	65.57	66.13	66.69	62.29	65.39	68.09	60.87
MW2D	66.01	67.29	68.57	51.24	63.25	71.06	53.74
MW2S	64.22	64.56	64.9	62.68	64.53	67.97	61.24
MW4	109.22	111.00	113.53	109.87	112.16	114.54	105.8
MW5	81.33	82.38	85.88	79.96	83.74	87.39	N/A
MW6	87.58	88.21	90.44	87.58	88.45	91.82	64.7
MW9S	99.74	100.41	100.59	99.64	100.92	103.65	TBD
MW9D	100.18	100.45	101.65	100.29	100.77	101.59	116.14
MW10S	101.69	102.17	103.02	102.00	102.64	103.39	TBD

Bore MW2D returned to historical water levels for this reporting period, following purging of the bore in the previous reporting period. Bore MW9D recorded groundwater levels below the Stage 7a trigger levels in the current reporting period, however the ground level at bore MW9D is 104.57 mAHD, which is lower than the trigger level for this bore. As such, this trigger level is not appropriate for this bore and should now be re-calculated as there is 12 months of data available for this bore. Bores MW4, MW9D, and MW10S recorded minimums below the historical minimums, however these levels were recorded during the extended dry period in late 2024. These bores have been monitored for less than 5 years (and less than 18 months for MW9D and MW10S), and as such the historical data is restricted to a period of above average rainfall.





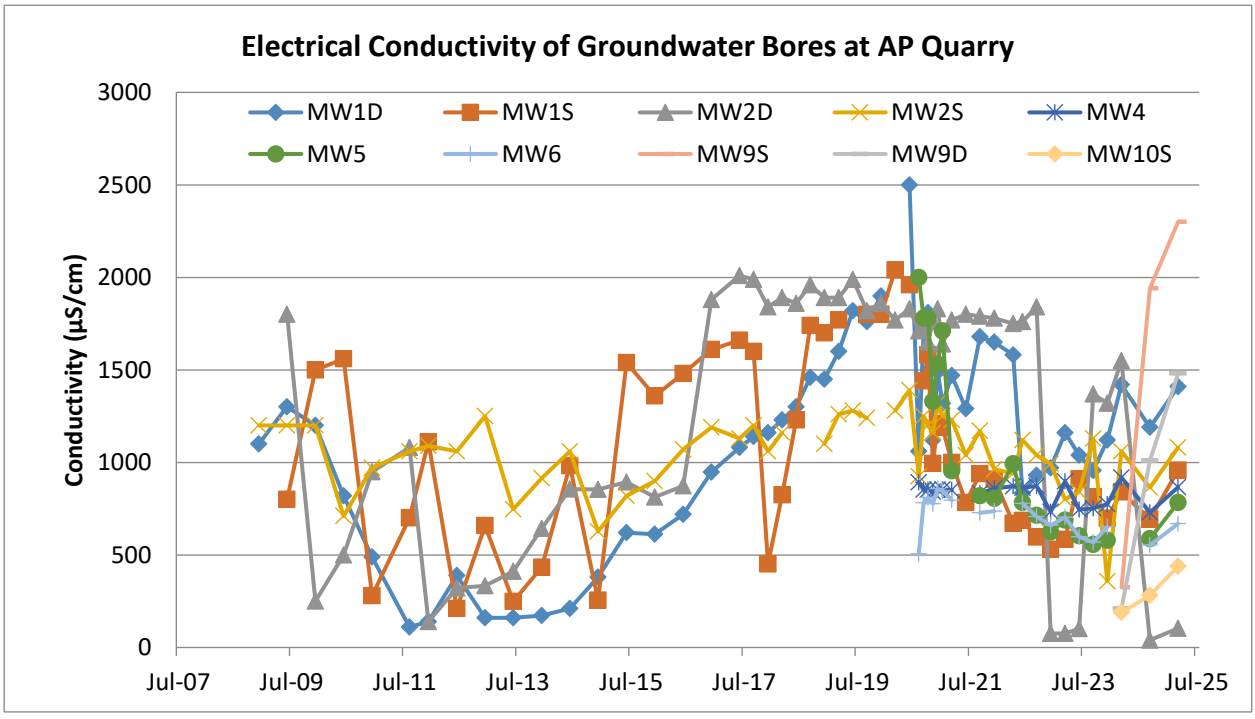
Other key observations for the reporting period include:

- Bores MW4, MW5, and MW9S respond rapidly to significant rainfall events. It is likely that similar trends would be observed in bores MW1S and MW2S however the temporal resolution of these bores is limited. It is interesting that bore MW10S does not show this relationship, perhaps as the water level is stabilised by the springs on the northern side of the farm dams.
- Bores MW9S and MW9D follow very closely with the exception of the short term spikes observed in MW9S following significant rainfall events.
- Bore MW5 appears to follow a similar long-term pattern as the deep groundwater monitoring bores (MW1D, MW2D), albeit at a much stronger amplitude, reflective of its elevated position in the landscape. It also shows a slow recovery after sampling, as would be expected from a low permeability rock unit. Recovery increased significantly since December 2024, likely related to fracturing of the rock immediately adjacent to this bore, allowing a faster recovery.
- Bore MW1D is likely approaching equilibrium following extraction close by in recent years.

Electrical Conductivity (µS/cm)

Analyte units	Site	2024/25 Reporting Period			Historical Results			Pre-quarrying maximum
		Min	Ave	Max	Min	Ave	Max	
EC µS/cm	MW1D	1190	1300	1410	110	1095	2500	2700
	MW1S	694	826	958	211	1080	2040	1236
	MW2D	40	72	103	75	1344	2010	2000
	MW2S	865	973	1080	358	1064	1390	1305
	MW4	730	798	866	733	840	919	919
	MW5	587	685	783	556	1074	2000	2000
	MW6	553	611	669	507	719	858	858
	MW9S	1940	2120	2300		325		
	MW9D	1010	1245	1480		211		
	MW10S	281	360	439		190		

The electrical conductivity (EC) of groundwater bores have been highly varied throughout the historical period of monitoring, as has been the case for some bores in the current reporting period. MW2D has returned to the low results observed in recent years. Bores MW9S and MW9D have both climbed significantly in the current reporting period, likely related to the stabilisation of groundwater in these bores following construction in the previous period. Other bores appear to have generally followed a consistent pattern of a reduction to September 2024 followed by an increase to March 2025, which is consistent with rainfall patterns, albeit at a delay which may be expected for groundwater.

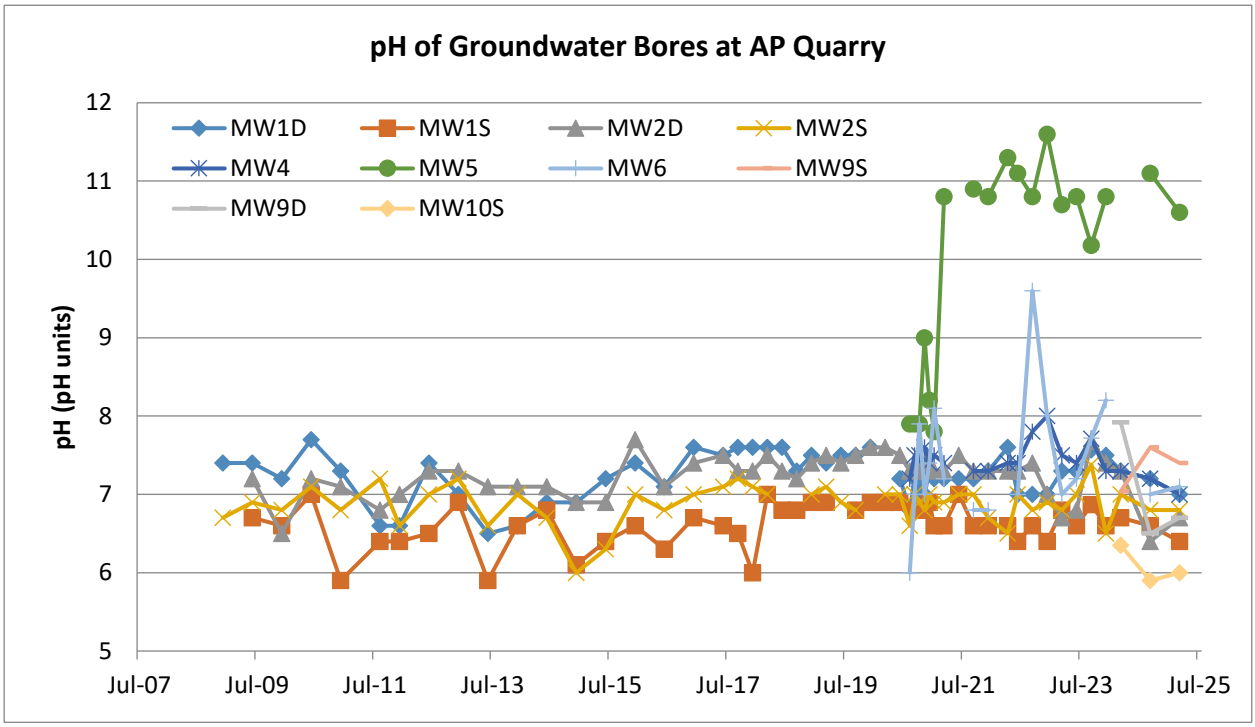


pH

The pH measured in all groundwater bores has recorded variability within the typical narrow range, with no significant variations or trends recorded in the current reporting period. Deeper bores continue be marginally alkaline, while shallow bores are neutral to marginally acidic. MW5 continues to be moderately

alkaline throughout much of the period of monitoring, noting extraction will pass through this bore in the following year and no longer be available for monitoring.

Analyte units	Site	2024/25 Reporting Period			Historical Results		
		Min	Ave	Max	Min	Ave	Max
pH pH units	MW1D	7.0	7.1	7.2	6.5	7.2	7.7
	MW1S	6.4	6.5	6.6	5.9	6.6	7.0
	MW2D	6.4	6.6	6.7	6.5	7.3	7.7
	MW2S	6.8	6.8	6.8	6.0	6.9	7.4
	MW4	7.0	7.1	7.2	7.2	7.5	8.0
	MW5	10.6	10.9	11.1	7.8	9.9	11.6
	MW6	7.0	7.1	7.1	6.0	7.4	9.6
	MW9S	7.4	7.5	7.6		7.0	
	MW9D	6.5	6.6	6.7		7.9	
	MW10S	5.9	6.0	6.0		6.4	



Redox Potential

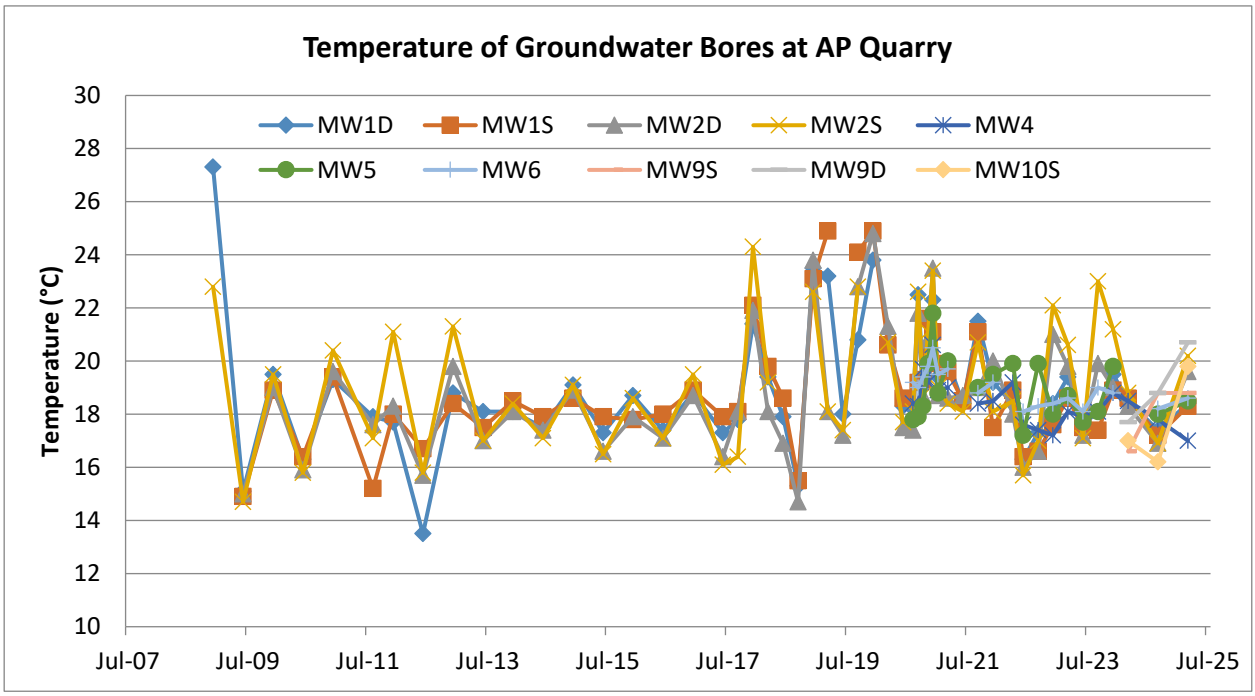
Analyte units	Site	2024/25 Reporting Period			Historical Results		
		Min	Ave	Max	Min	Ave	Max
Redox Potential mV	MW1D	19	33.5	48			
	MW1S	115	122	129			
	MW2D	150	175	200			
	MW2S	130	168	206			
	MW4	-164	-114	-64			
	MW5	-235	-187.5	-140			

Analyte units	Site	2024/25 Reporting Period			Historical Results		
		Min	Ave	Max	Min	Ave	Max
	MW6	-28.3	14.35	57			
	MW9S	-61	-6.95	47.1			
	MW9D	173	180	187			
	MW10S	161	179.5	198			

Redox potential is a new analyte introduced to the monitoring suite following approval of the Water Management Plan for SSD10369, and as such there is no historical data, and no trend data at this time.

Temperature

Analyte units	Site	2024/25 Reporting Period			Historical Results		
		Min	Ave	Max	Min	Ave	Max
Temperature °C	MW1D	17.4	17.9	18.4	13.5	19.0	27.3
	MW1S	17.2	17.8	18.3	14.9	18.9	24.9
	MW2D	16.9	18.3	19.6	14.7	18.7	24.8
	MW2S	16.9	18.6	20.2	14.7	19.1	24.3
	MW4	17.0	17.4	17.8	17.2	18.5	20.6
	MW5	18.0	18.3	18.5	17.2	19.0	21.8
	MW6	18.2	18.4	18.6	18.1	19.0	20.5
	MW9S	18.8	18.8	18.8		16.6	
	MW9D	18.8	19.8	20.7		17.7	
	MW10S	16.2	18.0	19.8		17.0	

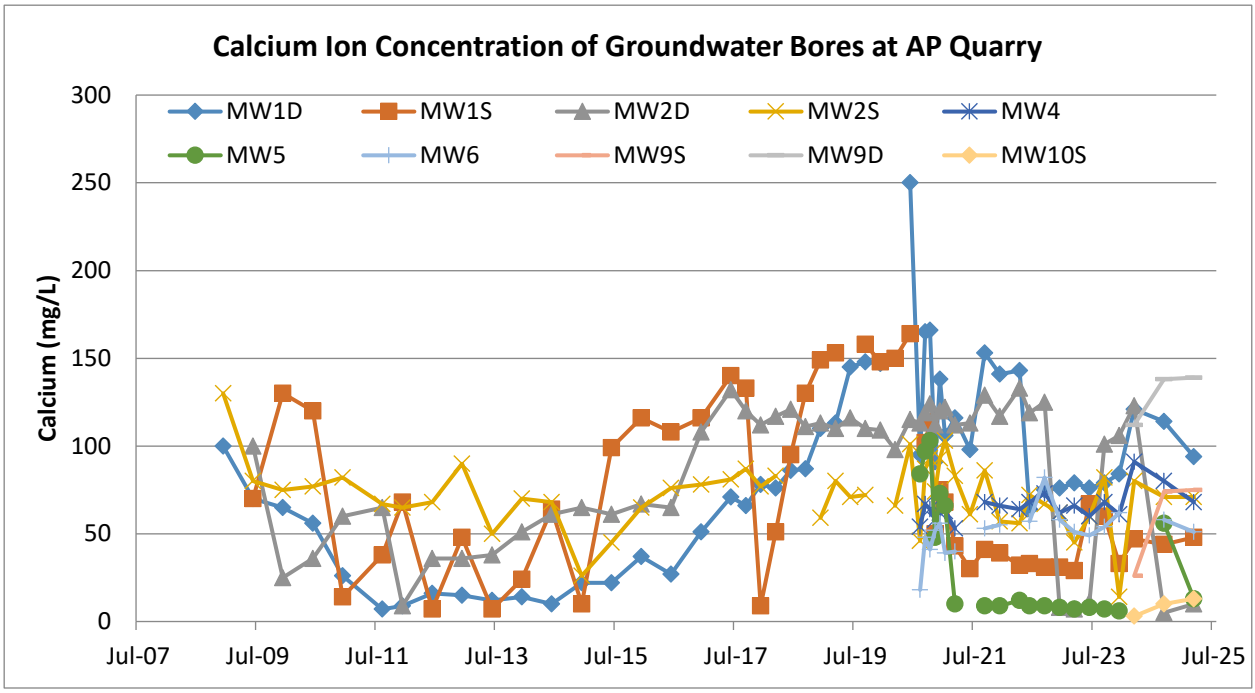


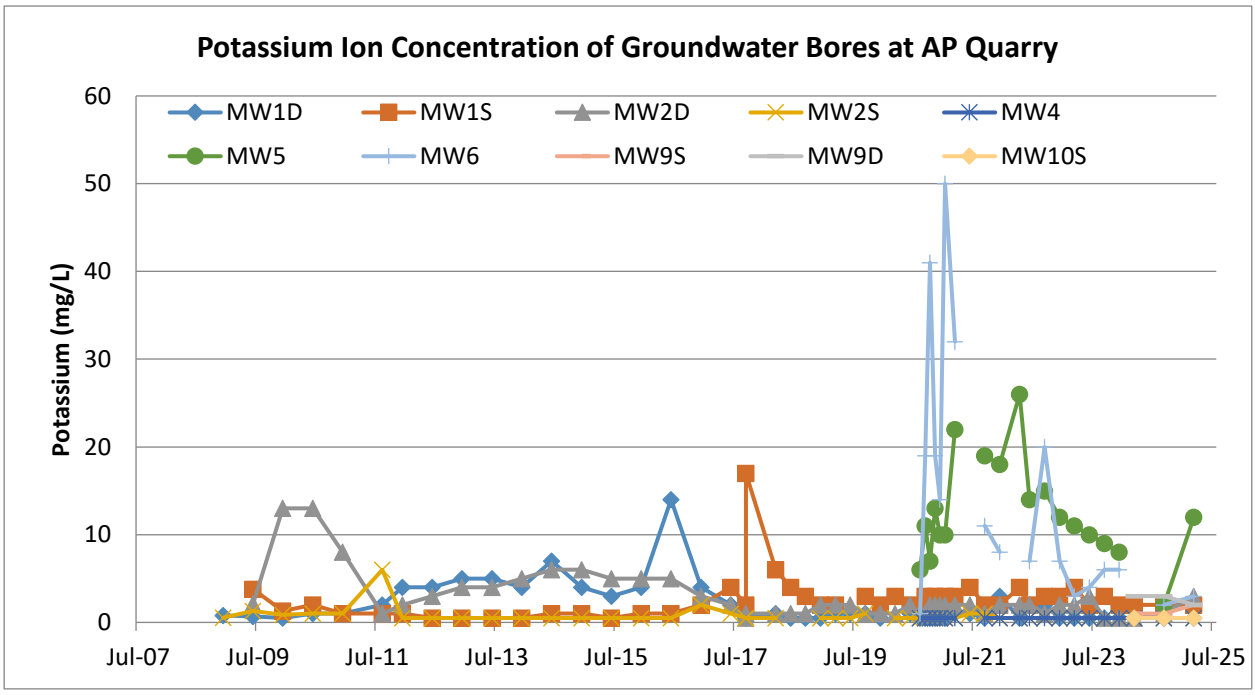
Water temperature has fluctuated according to the season and remains generally consistent with the historical ranges for each bore, consistent with the length of the record for each bore.

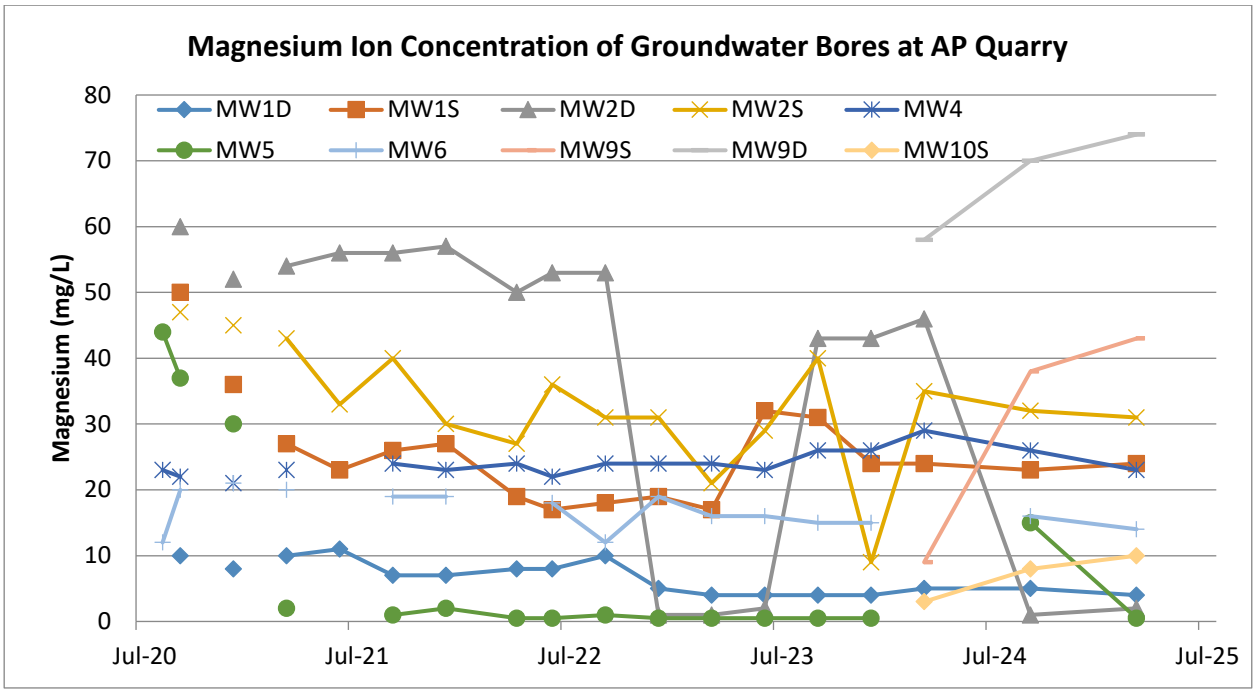
Major Cations

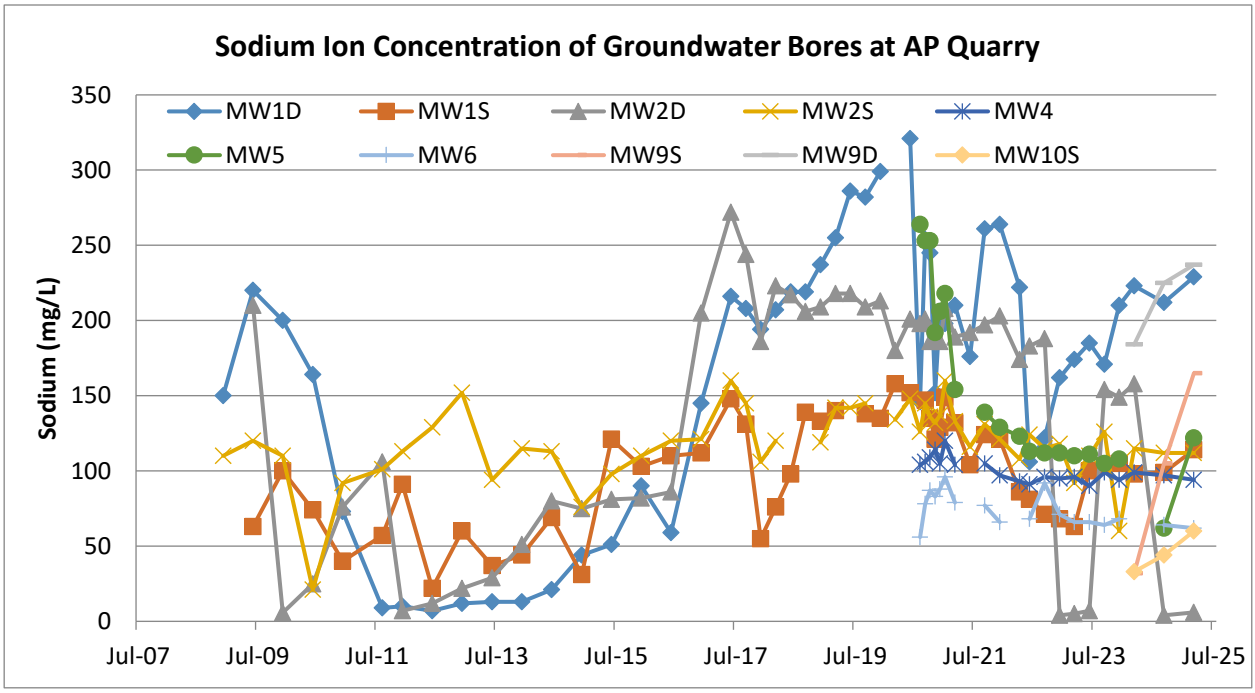
Analyte units	Site	2024/25 Reporting Period			Historical Results		
		Min	Ave	Max	Min	Ave	Max
Calcium mg/L	MW1D	94	104	114	7	83	250
	MW1S	44	46	48	7	75	164
	MW2D	5	8	10	7	89	133
	MW2S	71	71	71	14	72	130
	MW4	68	74	80	53	65	91
	MW5	13	35	56	6	33	103
	MW6	51	55	58	18	51	82
	MW9S	74	75	75		26	
	MW9D	138	139	139		112	
	MW10S	10	12	13		3	
Potassium mg/L	MW1D	<1	<1	<1	<1	2	14
	MW1S	2	2	2	<1	3	17
	MW2D	<1	2	3	<1	3	13
	MW2S	<1	<1	<1	<1	<1	6
	MW4	<1	<1	<1	<1	<1	<1
	MW5	2	7	12	6	13	26
	MW6	2	3	3	1	16	50
	MW9S	1	2	2		1	
	MW9D	2	3	3		3	
	MW10S	<1	<1	<1		<1	
Magnesium mg/L	MW1D	4	5	5	4	7	11
	MW1S	23	24	24	17	26	50
	MW2D	1	2	2	1	42	60
	MW2S	31	32	32	9	33	47
	MW4	23	25	26	21	24	29
	MW5	<1	8	15	<1	9	44
	MW6	14	15	16	12	17	21
	MW9S	38	41	43		9	
	MW9D	70	72	74		58	
	MW10S	8	9	10		3	
Sodium mg/L	MW1D	212	221	229	7	165	321
	MW1S	99	107	114	22	99	158
	MW2D	4	5	6	4	144	272
	MW2S	112	112	112	21	119	160
	MW4	94	96	97	90	101	120
	MW5	62	92	122	105	159	264
	MW6	62	63	64	56	75	96
	MW9S	105	135	165		32	
	MW9D	225	231	237		184	

Analyte units	Site	2024/25 Reporting Period			Historical Results		
		Min	Ave	Max	Min	Ave	Max
	MW10S	44	52	60		33	





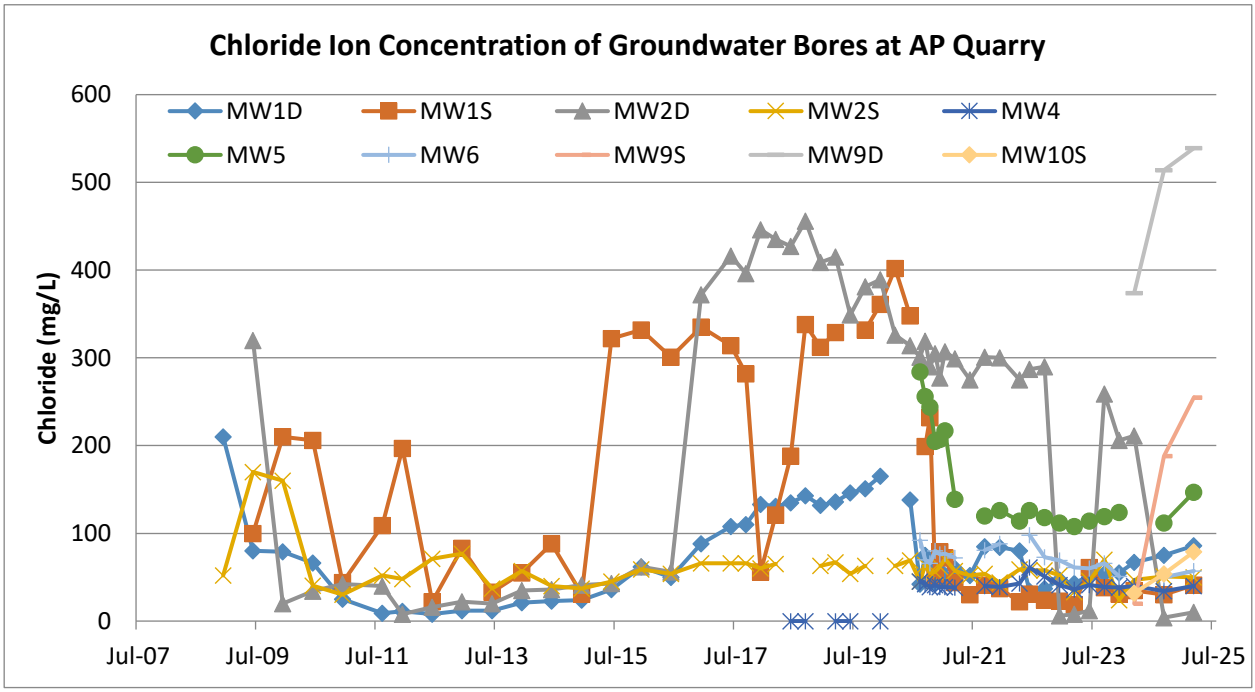


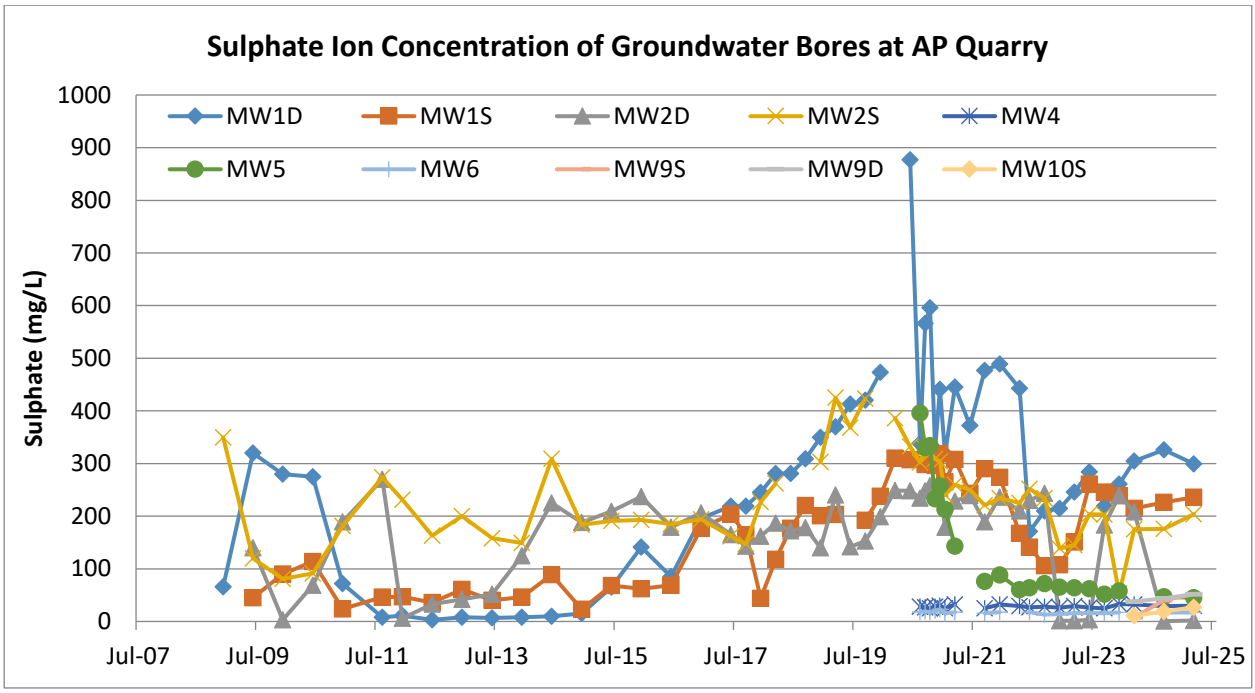


Concentrations of all major cations have generally mirrored electrical conductivity in the reporting period, with the new Spring-Fed Dam monitoring bores MW9S, MW9D and MW10S reporting an increase in most cations (excluding potassium), while a reduction in cations has been observed in bore MW2D, consistent with the high variability in electrical conductivity. MW5 has shown a replacement of calcium and magnesium by sodium and potassium in the current reporting period, which may be linked to the changes in pH observed in this bore and associated dewatering with quarrying immediately adjacent to this site. Otherwise, cation concentrations have generally been consistent with the historical data of the respective bores.

Major Anions

Analyte units	Site	2024/25 Reporting Period			Historical Results		
		Min	Ave	Max	Min	Ave	Max
Chloride mg/L	MW1D	75	81	86	8	73	210
	MW1S	30	36	41	19	150	402
	MW2D	4	7	10	6	226	456
	MW2S	50	51	51	24	60	170
	MW4	34	37	40	36	42	61
	MW5	112	130	147	108	161	284
	MW6	50	54	57	51	74	98
	MW9S	188	222	255		20	
	MW9D	514	527	539		374	
	MW10S	54	67	79		32	
Sulphate mg/L	MW1D	299	313	326	3	266	877
	MW1S	226	231	236	23	166	319
	MW2D	<1	1	2	1	170	270
	MW2S	176	190	204	53	232	425
	MW4	29	30	30	25	28	33
	MW5	45	46	47	52	151	396
	MW6	17	17	17	13	17	23
	MW9S	40	46	52		8	
	MW9D	44	48	52		38	
	MW10S	19	23	27		11	





Concentrations of major anions have been generally mirrored electrical conductivity during the current reporting period, with the Spring-Fed bores all reporting steady increases in anion concentrations. Bore MW5 appears to show some minor replacement of sulphate with chloride, while otherwise anions are generally consistent with historical data.

3.6.4 Groundwater Monitoring Results Interpretation

The groundwater monitoring program has provided an insight into the hydrogeological regime at the Albion Park Quarry, with the extended period of monitoring useful for highlighting any changes to groundwater quality and quantity that are outside of natural factors.

The current reporting period has been characterised by the continued variability of groundwater quality consistent with the historical period of monitoring. Short term and long term trends continue to be influenced by climatic drivers, with bores influenced to differing extents dependent on the permeability of the latite strata. It is expected that climatic impacts will continue to be the primary driver of groundwater quantity and quality in the vicinity of the site, beyond the localised impacts predicted as part of the EIS.

The EIS for Stage 7a predicted localised drawdown of the groundwater table in the surrounding bores. This is yet to be observed in the newer bores due to the early stage of development, however some influence can be observed in bore MW1D in recent years as predicted, somewhat offset by the above average rainfall recorded over the same period. There appears to be negligible quarrying-related impacts to the groundwater levels in the shallow bores however, which are more closely linked to rainfall patterns. Meanwhile there appears to be negligible adverse quarrying-related impacts to groundwater quality in any bores, as predicted by the EIS.

All activities related to groundwater management in the current reporting period have been undertaken as per the requirements of the DC and Water Management Plan for the project, and as such no non-compliances have been observed relating to groundwater management over this period. The monitoring program identified that MW9D did not meet the EMS objectives during the reporting period, however the objective is not appropriate for this site, as the objective level is above the ground level for the bore and simply not possible.

The groundwater monitoring program was updated in March 2024, and remains appropriate for the site. The refinement of the trigger values for the spring-fed dam monitoring bore levels can now be undertaken as there is more than 12 months of data for these sites, and which will allow assessment of potential impacts

to the spring fed dams as quarrying progresses north in the later years of the development, in line with the EMS objective.

3.7 Site Water Balance

3.7.1 Standards and Performance Measures

SSD10369 requires the amount of water extracted annual to be reported in the Annual Review. Cleary Bros is also required to hold the required water licences for any water extracted and used on the site in accordance with the Water Management Act 2000.

3.7.2 Environmental Performance

During the reporting period, Cleary Bros consolidated the three existing Water Access Licences (WALs) permitting the extraction of groundwater from the Sydney Basin South Groundwater Source into a single WAL (WAL45278) comprising 125 share units. Cleary Bros also holds Works Approval 10WA122753 on WAL45278, for the extraction / intersection of groundwater via the quarry excavation. During the current reporting period, each share component equated to a right to extract 1 ML of groundwater from the Sydney Basin South Groundwater Source, allowing Cleary Bros to extract up to 125ML of groundwater.

Cleary Bros also held WAL36711 for the Illawarra Rivers Water Source (surface water) however no shares were held under this WAL (zero allocation licence).

Cleary Bros also maintains dams on the broader landholdings which capture water for use on site under harvestable rights, as well as excluded dams used to capture sediment-laden water within the extraction area, with this water reused on site for dust suppression, or discharged where the water is within licence limits.

Cleary Bros has recorded water movements on the site as follows:

- Rainfall recorded via the site weather station, as well as estimated using the SILO dataset.
- Rainfall runoff estimated using the runoff coefficients adopted in the Water MP.
- Evaporation from the site water storages estimated from Mortons Shallow Lake evaporation using the SILO dataset (for -34.60°S, 150.80°E).
- Water use and discharge from the quarry sump estimated based on pump run hours and nominal flow rates.
- Water level (and volume) changes in the sump, calculated from a water level logger installed in the sump early in the reporting period (September 2024).

Using the above data, the site water balance for the 2024-2025 reporting period is summarised below.

Key	Metric	ML
R_D	Rainfall falling on sump	7.9
R_O	Rainfall runoff from sump catchment	168.1
E_V	Evaporation from sump	9.7
T_{OUT}	Pumped transfers from sump	162.0
ΔS	Change in sump volume	+ 2.5
Groundwater inflow ($E_V + T_{OUT} + \Delta S - R_D - R_O$)		-1.8

The site water balance suggests that the quarry sump returned a (negligible) surplus of 1.8 ML of surface water runoff to the groundwater system during the reporting period. These outflows would partly offset the

~13.9 ML of groundwater modelled to have been intercepted by the extraction area during the reporting period.

Cleary Bros has not received any complaints relating to water supply in the current reporting period, and is not aware of any landowner whose water supply has been adversely affected by the site.

During the current reporting period, Cleary Bros installed a piezometer in the quarry sump to reduce the uncertainty around changes in water levels used to inform water balance predictions. In addition, Cleary Bros installed a water meter on the pump in the quarry sump. This was installed in the second half of the reporting period, and will improve calculations for the purpose of the water balance in future reporting periods.

3.7.3 Compliance Assessment

The Annual Review has confirmed the predictions from the Water MP that the due to the sensitivity of the rainfall runoff and pumped transfers data points, there is likely to be a relatively broad uncertainty with regard to the total groundwater inflow figure. Nevertheless, the water balance calculations above suggest that this uncertainty is a small proportion of the entitlements held by Cleary Bros, and as such the predictions from the Water MP are reasonable.

Cleary Bros has extracted and used water on the site in line with the requirements of the Water Management Act 2000, with the groundwater take from the Sydney Basin South Water Source modelled at 13.9 ML, which is less than the 125 ML of take permitted under WAL45278.

3.8 Cultural Heritage

3.8.1 Standards and Performance Measures

The Development Consent requires the preparation of a Historic Heritage Management Plan (HHMP). The HHMP requires the following activities to be undertaken to mitigate the impacts to cultural heritage values associated with the site:

- Archival recording of the Belmont Homestead
- Preparation and publication of a Heritage Interpretation Plan (HIP)
- Collection and recovery of items from the Belmont
- Archaeological investigation of the Belmont
- Relocation of dry stone walls
- Monitoring of potential impacts to The Hill Complex

In addition, SSD10369 requires that works cease in the event a suspected Aboriginal object or human remains is encountered, and that all surface disturbance activities are supervised by an employee who is trained to recognise potential Aboriginal objects.

The EMS objectives relevant to heritage include sharing the HIP on Cleary Bros website and providing the HIP to the Shellharbour Museum, providing stakeholders with an opportunity to recover items of interest from the *Belmont*, reconstruction of dry stone walls in a publicly accessible location, as well as minimising the visual and blasting impacts associated with the project on *The Hill Complex*, including undertaking biennial dilapidation surveys of the structures.

3.8.2 Environmental Performance

Cleary Bros removed the *Belmont* homestead during the prior (2023-2024) reporting period in accordance with the HHMP. Works undertaken during the previous reporting period which won't be further described in this Annual Review include the preparation and publication of the HIP, recovery of items of interest from the Belmont, and archaeological investigations during demolition.

During the current reporting period, the Archival Recording was completed by archaeologists from Biosis, and is now available on Cleary Bros website www.clearybros.com.au/belmont. Three hard copies and accompanying digital USB drives were also provided to the Shellharbour City Council as per their request.

The existing dry stone walls within the Project footprint (Walls 3 and 4) were not disturbed during the current reporting period, and remained in their original location as shown in the below photographs. Wall 3 is planned to be relocated to extend Wall 5 in the first half of the next reporting period, with an experienced and accredited dry stone waller engaged for this task. Wall 4 is within Stage 7c, and will not be impacted by the project for a number of years. The reconstructed Wall 5 remains in its present location at the northern boundary of the Stage 7 area, where it can be viewed by members of the public from Dunsters Lane, however repairs to this wall will also be undertaken as part of the relocation of Wall 3.

Dry stone walls within the project footprint (Left: Wall 3; Right: Wall 4)

Cleary Bros maintained the vegetation screen along the northern boundary of Stage 7 during the reporting period, with more detail on this provided in Section 3.10. Following consultation with the owners of *The Hill Complex,* Cleary Bros undertook targeted plantings close to their residences, to provide improved screening of quarry operations in future years.

Cleary Bros engaged archaeologists from Biosis, with assistance from Registered Aboriginal Parties from the Illawarra Local Aboriginal Land Council to deliver cultural heritage training to all employees at the Albion Park Quarry during the previous reporting period, including the quarry supervisors and managers who oversaw all vegetation clearing and soil stripping activities during the reporting period. No suspected human remains or Aboriginal objects were encountered on the site during the reporting period.

3.8.3 Compliance Assessment

Cleary Bros has undertaken all project works in the reporting period in accordance with the HHMP. All EMS objectives related to cultural heritage have been met or are on track to be achieved.

3.9 Biodiversity

3.9.1 Standards and Performance Measures

SSD10369 requires the implementation of a Biodiversity Management for the Project, which was most recently revised and approved in May 2025. The Biodiversity MP describes the works to be undertaken to maintain and monitor the remnant and planted vegetation communities around the boundary of the extraction area, and also describes the retirement of biodiversity credits prior to impacting the biodiversity values of the Stage 7 area. Four stages for credit retirement are identified, with a requisite number of credits

for different ecosystems and species required for each. The Biodiversity MP also describes the process for establishing a Biodiversity Stewardship Agreement on Cleary Bros landholding adjacent to the site, as well as various actions to be undertaken to minimise direct and indirect impacts to biodiversity associated with the project. As part of the Biodiversity MP, Cleary Bros will also undertake biannual inspections of the areas adjacent to the project, including an annual quantitative survey of vegetation within defined survey plots on the site.

The biodiversity objectives of the EMS include:

- Establishment of a Biodiversity Stewardship Agreement.
- Retirement of biodiversity credits prior to impacts to biodiversity for each stage.
- Reduction of weed threat in buffer zones.

There are no specific requirements in the EPL relating to biodiversity.

3.9.2 Environmental Performance

Cleary Bros commissioned Lodge Environmental to undertake ecological surveys to support the establishment of a Biodiversity Stewardship Agreement (BSA) on land generally south of the extraction area within Cleary Bros landholding. Following these surveys, Lodge Environmental are currently preparing the Management Plan and Total Fund Deposit calculation to support the establishment of this BSA. The BSA will be lodged for approval within the first half of the 2025-2026 reporting period.

Cleary Bros satisfied the Stage 1 biodiversity credit requirements in the previous reporting period. All disturbance in the current reporting period was within the Stage 1 biodiversity area. As such, no further credit requirements were required this year, with Cleary Bros continuing vegetation clearance from a section of the Stage 1 biodiversity area. Clearing was limited to young regrowth vegetation, with no hollow bearing or habitat trees cleared.

One farm dam was dewatered during the reporting period, in accordance with the methodology described in the Biodiversity MP.

Native vegetation restoration works during the current reporting period were focused on weed control works in the buffer zone around the Stage 7 extraction area, focusing on the *Melaleuca armillaris* Tall Shrubland community at the southern end of the site. Weed control targeted woody weeds including Lantana, African Olive and Tobacco Bush, with a total of 296 hours of weed control in this area in the reporting period. An additional 49 hours of weed control works targeting woody weeds and ascending vines was undertaken in the revegetation areas to the south of the Stages 1-6 area during the reporting period. All weed control works were undertaken by revegetation contractors from Good Bush Pty Ltd.

An ecologist from Good Bush Pty Ltd undertook the biannual inspection and annual survey of the vegetation management areas. The eighteen plots were surveyed as part of the annual survey. The following is an extract from the annual survey report.

Survey method

A wide-angle photograph was taken looking diagonally across the plot from the northeast corner peg. Each plant species within the plot was identified to genus and species and the abundance and percentage cover of each species within the plot recorded. Notes were made on the presence of significant species, evidence of browsing by feral animals and general condition of the vegetation

Significant flora species

Several listed threatened plant species and a number of regionally rare species were recorded in the vegetation management plan. During the assessment for this report the following information was gathered in relation to presence and condition of these significant plant species.

Common Name	Botanical Name	Condition
Threatened Species		
White Wax Flower	*Cynanchum elegans*	New population discovered near the 11.2 monitoring plot
Illawarra Zieria	*Zieria granulata*	Many plants observed growing within the Melaleuca armillaris Tall Shrubland around plots 11.3, 11.4, 11.5
Illawarra Socketwood	*Daphnandra johnsoni*	Large population with many suckering stems identified within plot 8.2. Population healthy and expanding
Scrub Ironwood	*Gossia acmenoides*	Not observed
Regionally Rare Species		
Native Holly	*Alchornea ilicifolia*	Common and abundant, regenerating
Actephila	*Actephila lindleyi*	Not observed
Scrub Wilga	*Geijera salicifolia*	Common and abundant, regenerating
Olivers Sassafras	*Cinnamomum oliveri*	Single plant observed within plot 8.2
Myrtle Ebony	*Diospyros pentamera*	Single plant observed within plot 8.1

Weed control

Weeds have proliferated within the fenced revegetation areas (Zones 1,2,3) since the last report but the majority of these weeds consist of bird dispersed fleshy fruited species such as Lantana and African Olive as well as the wind dispersed Moth Vine. Weed control has not been carried out within these areas since 3rd of July 2024 as the focus of works has been the 'Melaleuca armillaris Tall Shrubland' vegetation communities and revegetation and maintenance of the planting screens at the eastern extent of the pit expansion. Annual weeds and grasses are still present within these zones but the establishing tree canopy is assisting in excluding weeds where canopy gaps have been filled. Additional infill planting will be required within this zone to continue closing the canopy gaps and excluding weeds.

Woody weeds such as Lantana and Wild Tobacco have increased within zones 4, 5, 6 and 9 of the rehabilitation areas and Moth Vine is evident due to its high seed production and wind dispersed method. Again, these areas have not been worked over the past 12 months and will require some intervention in the near future. Treatment of woody weeds within this site should follow the Bradley method of working from areas of intact canopy and minimal weed encroachment toward the areas where weed frequency is higher.

The Zone 4 fenced revegetation area has a broken gate and 2 small Eastern Grey Kangaroos were observed within this compound during the site survey. The gate is no longer required due to the established revegetation within this area as the planted trees have become well established and the Eucalyptus and Acacia spp. are now at least around five metres tall. The rainforest species planted in this area are slower growing but have become well established and little grazing of these species was evident.

No work has been carried out over the past six months within Zones 6,7,8, and 10 but these zones have established remnant canopy and little change to the overall weed populations has been noted

within these zones. The most severe weed impact within these zones is the Madeira Vine that appears to originate within zone 6 and is present along the riparian corridor within zones 6,7 and 8.

Zone 9 was previously an old roadway that was clear heading south from the pit. Over the past 5 years Lantana has been slowly encroaching into the cleared areas making this zone almost impenetrable.

Zone 11 (11.1 – 11.5) has been worked intermittently during the past 12 months with primary and secondary weed control being carried out within the 'Melaleuca armillaris Tall Shrubland' vegetation community to treat dense woody weeds such as Lantana, Cassia and Wild Tobacco.

Animal or human interference

Grazing was observed within the fenced areas however this is most likely the result of Wallabies and Eastern Grey Kangaroo that have the ability to jump or find ways under these fences. There was no evidence that goats have entered the fenced compounds.

Grazing has not impacted any of the planted trees within the revegetation areas so the fencing is essentially no longer required within these areas.

Riparian zone

Water from the quarry has been pumped intermittently into the creek from the pit for several years. This is quite variable, depending upon local rainfall and the need to de-water the quarry. Rainfall averages have been higher in recent years and the previous years rainfall was close to average.

3.9.3 Compliance Assessment

Cleary Bros has undertaken all project works in the reporting period in accordance with the requirements of the Biodiversity Management Plan. All EMS objectives related to biodiversity have been met or are on track to achieve. The establishment of the BSA for the site will also guarantee funding arrangements for the management of the native vegetation communities around the Stage 7 extraction area.

The following recommendations were made by the ecologist as part of the annual survey, which will form the basis of revegetation efforts in 2025-26.

- Treatment of Lantana working from areas of good bush toward the more weed infested areas within all but the planted zones
- Treatment of Madeira Vine to control further spread of this highly invasive weed from Zone 6 downstream. The severity of the Madeira Vine infestation at this site is very high and an integrated pest management approach will be required in the future using weed control, biological controls and mechanical controls to impact and reduce this population
- Continued revegetation maintenance around plantings to assist canopy establishment to eventually exclude annual weeds and grasses
- Infill planting within Zones 1, 2, 3, 4, and 5 to fill canopy gaps and exclude weeds
- Targeted frilling of invasive canopy species such as African Olive (Olea europaea subsp. cuspidata) and Orange Firethorn (Pyracantha angustifolia) within the entire site.

In addition, Cleary Bros will submit the Management Plan and Total Fund Deposit for the proposed BSA for approval in 2025-26.

3.10 Rehabilitation and Land Management

3.10.1 Standards and Performance Measures

SSD10369 requires the implementation of a Rehabilitation Strategy (RS) and Rehabilitation Management Plan (RMP). The RS was approved in March 2024 and RMP revised and approved in October 2024. These documents describe measures for the rehabilitation of the entire extraction area. SSD10369 also requires

the boundaries of the approved extraction area to be marked by a registered surveyor, and that these boundaries are clearly marked at all times. SSD10369 also requires the undertaking of a detailed feasibility study and final landform design within 5 years of commencing quarrying operations within the Stage 7 area. SSD10369 also requires the lodgement of a rehabilitation bond to ensure the effective rehabilitation of the site.

The objectives of the EMS relevant to rehabilitation include:

- Progressive rehabilitation:
    - No importation of contaminated material to the site.
    - Vegetation composition commensurate with reference sites.
- Stability and liabilities of final landform:
    - No significant active erosion or landform instability within final landform.
    - Geotechnical assessment determines retained highwall are stable.
    - Safety bunds and catch berms installed along final highwalls.
    - Water quality in retained dams meets discharge criteria without treatment.
    - Maintenance of final landform commensurate with rural landholdings

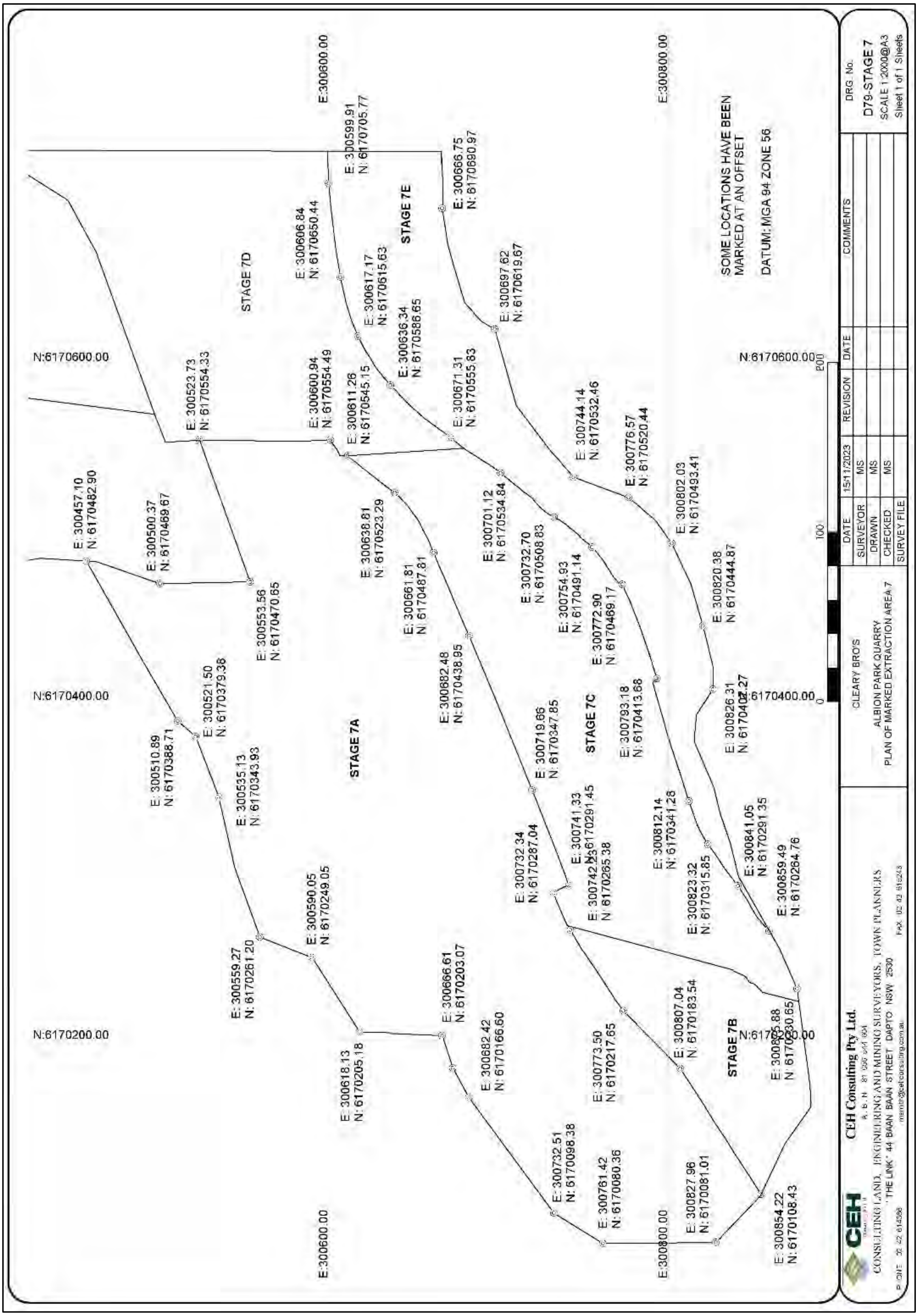
There are no specific requirements in the EPL relating to rehabilitation.

3.10.2 Environmental Performance

The boundaries of the Stage 7 area and internal stage boundaries were pegged by a registered surveyor in November 2023, with a survey plan subsequently prepared. Due to thick vegetation in some parts of the site, an offset from the boundary was pegged, which was noted on the survey pegs. This survey plan is shown below, and was provided to the Planning Secretary on 11 December 2023. During all vegetation clearing and initial soil stripping works within close proximity to the project boundary, a surveyor has been engaged to assist the equipment operators and ensure all activities remained within the disturbance limits of the project.

Cleary Bros has implemented a Permit to Disturb process for all vegetation clearing and soil stripping works associated with the Albion Park Quarry. Given the various constraints across the Stage 7 area, and especially within the initial years of the project, this was an essential control to ensure compliance with the requirements of SSD10369 and the various management plans. A number of Permit to Disturbs were issued progressively throughout reporting period, allowing increased disturbance limits as part of the progressive development of the site. The Permit to Disturb also nominates any specific controls associated with the works, such as the expected depth of soil resources to retain, and the requirement for a surveyor to guide works when working close to the project boundary. The Permit to Disturb will continue to be utilised in the next reporting period as a critical control related to a number of environmental aspects.

Topsoil across the area stripped in the reporting period was highly variable and at times non-existent, with rock outcropping at or near the surface in many areas. Topsoil extracted from the Stage 7a area was relocated to a longer term stockpiling area, within the Stage 1-6 area, during the reporting period. Additional overburden was stripped and used for the construction of the amenity barrier and the construction of the haul road realignment across the pit floor. Some overburden and topsoil was also used for the rehabilitation of a 100m long section of the uppermost bench on the western side of Stage 7a.



STAGE 7A
STAGE 7B
STAGE 7C
STAGE 7D
STAGE 7E
SOME LOCATIONS HAVE BEEN MARKED AT AN OFFSET
DATUM: MGA 94 ZONE 56
N:6170600.00
N:6170400.00
N:6170200.00
E:300600.00
E:300800.00
CEH Consulting Pty Ltd.
CONSULTING LAND, ENGINEERING AND MINING SURVEYORS, TOWN PLANNERS
CLEARY BRO'S
ALBION PARK QUARRY
PLAN OF MARKED EXTRACTION AREA 7
DATE 15/11/2023
SURVEYOR MS
DRAWN MS
CHECKED MS
DRG. No.
D79-STAGE 7
SCALE 1:2000@A3
Sheet 1 of 1 Sheets

During the current reporting period, Cleary Bros undertook the following rehabilitation works:

- Vegetation Screens - maintenance and infill planting of the northern and Stage 7a vegetation screens.
- Amenity Bund - construction, hydromulching and follow up seeding of the new amenity bund.
- Quarry Highwall Rehabilitation and Rehabilitation Trial 2 - overburden and topsoil placement, mulching and planting / seeding of a 100m section of the Stage 7a west upper bench, including Rehabilitation Trial 2.
- Rehabilitation Trial 1 – Assessing the viability of soil collected from areas of moderate and high density *Zieria granulata* in Stage 7b.

Vegetation Screens

A total of 336 hours were invested in the maintenance of the northern and Stage 7a vegetation screens. Following initial planting in the previous reporting period, an additional 200 x *Casuarina cunninghamiana*, 50 x *Eucalyptus bosistoana*, and 50 x *E. tereticornis* were planted in the northern screen zone in October 2024, and 50 x *C. cunninghamiana*, 10 x *E. amplifolia*, and 10 x *E. tereticornis* in March 2025. An additional 10 x *C. cunninghamiana*, 200 x *Acacia* species (40 each of *falcata*, *fimbriata*, *floribunda*, *implexa*, *mearnsii*) and 80 x *Melaleuca armillaris* were planted in the Stage 7a screen in March 2025. The Stage 7a screen was also hydromulched with a native vegetation seed mix in October 2024, comprising of local species selected from the planting list of the Rehabilitation MP including *Acacia maidenii*, *A. mearnsii*, *A. implexa*, *Callistemon salignus*, *Lomandra longifolia*, and *Kunzea ambigua.* An electric fence has been installed around both tree screens, however the fence has occasionally been breached by cows, which have caused significant damage to a limited number of plants through trampling. Cleary Bros are continuing to work with the livestock owner to manage this issue. Overall, the original plants are now well established with strong growth in an excellent soil, and with time the more recent infill plantings should also become well established and thrive. Refer below figures of the northern vegetation screen in July 2025.

The eastern vegetation screen has not yet been commenced with the exception of the initial mulching works, however the focus at this stage remains on the two vegetation screens in close proximity to the current extraction area. Planting of the eastern vegetation screen is planned for 2025-2026.

Amenity Bund

The new amenity bund was constructed in the current reporting period from overburden stripped from the Stage 7a area and capped with topsoil. The amenity bund was then hydromulched with a native vegetation seed mix, comprising of local species selected from the planting list of the Rehabilitation MP including *Acacia maidenii*, *A. mearnsii*, *A. implexa*, *Callistemon salignus*, *Lomandra longifolia*, and *Kunzea ambigua*. Vegetation establishment along the length of the bund was mixed, with additional seeding applied to those areas which had not yet stabilised. The additional seed was hand dispersed and included a cover grass of millet seed as well as a locally sourced native seed mix comprising of *E. tereticornis*, *M. armillaris*, *A. mearnsii*, *Dodonaea viscosa*, *Indigofera australis*, *Juncus usitatus*, *Poa labillardieri*, and *Lomandra longfolia*. Vegetation establishment will continue to be monitored, and follow up seeding or tubestock planting undertaken if required.

Quarry Highwall Rehabilitation and Rehabilitation Trial 2

The first section of highwall rehabilitation along the western boundary of Stage 7a was undertaken during the reporting period. This included placement of a 1 metre thick layer of overburden on the final 10m wide bench, covered with a layer of topsoil from adjacent stripped areas. A rock armour barrier was placed along the edge of the growth material to ensure long term stability of the bench. A cover crop of millet was applied to stabilise the soil ahead of revegetation, which was subsequently sprayed to create a mulch layer.

As part of rehabilitation trial 2, the 100m length of the bench was divided into 5 zones of 20 metres each. Two of the zones were direct seeded in May 2025 using a measured quantity of locally sourced seed consistent with the Rehabilitation MP planting schedule and rates. This included the grass *Poa labillardieri* at a rate of 3kg/ha, shrubs at a rate of 500g/ha including *Acacia mearnsii*, *Dodonaea viscosa*, *Indigofera australis*, *Juncus usitatus*, and trees at a rate of 500g/ha including *Eucalyptus tereticornis*, *Melaleuca armillaris*. The remaining 3 x 20-metre zones were planted in June 2025 with *E. tereticornis* at 1 plant / 4m^2 and *M. armillaris* at 1 plant / 3m^2.

The zones were monitored fortnightly after planting to monitor the success of the areas. Since planting, soil moisture has been excellent with almost no seedling losses, and with fresh growth observed on most

seedlings. No germination in the directly seeded zones has been observed to date, however this has been during the coldest time of the year, and some emergence is expected in Spring once the weather warms. Germination will continue to be monitored fortnightly over the coming months. Refer to the below figures showing the rehabilitated landform in July 2025.

Zieria Seed Trials (Rehabilitation Trial 1)

During the current reporting period, trials were conducted to assess the viability of the existing soil seed bank in areas of moderate and high density *Zieria granulata* for the further establishment of zieria in future rehabilitation. 6 sample sites were chosen from areas of moderate and high density zieria, with 5 sub samples taken at each site and mixed to form the 6 composite samples. Each composite sample was soaked for 24 hours and then placed in seed trays in a greenhouse environment in Spring 2024. Seed trays were kept moist and monitored regularly for germination and growth. After 6 weeks, grass seedlings were

removed to reduce competition, as these were dominating the emergent seedlings in the trays. In April 2025, all plots were examined by an ecologist, who identified all species of seedlings within each plot. At this time, a total of 10 *Z. granulata stems* were observed in 4 of the 6 plots, including all moderate density plots and 1 of the 3 high density plots. The zieria seedlings were retained so that they could be transplanted to the revegetation area, while the remaining seedlings were discarded. While the rehabilitation trial was complete at this time, the seed trays have been re-disturbed and continue to be maintained in the greenhouse environment to assess any future emergence of zieria. This trial has shown there is value in the strategic collection and use of topsoil in areas with zieria, and particularly that areas of moderate zieria density should be included in any targeted topsoil collection. Photos of the plots and emergent zieria seedlings as at April 2025 are below (with emergent zieria circled).

Rehabilitation within the Existing Extraction Area

Within the existing extraction area (Stages 1 to 6), vegetation growth along the southern batter (hydroseeded in 2020-2021) has shown excellent growth, with some acacias within the seed mix now reaching maturity (refer figure below). Similarly, areas of rehabilitated overburden within Stages 1-4 are now well established as a future agricultural domain.

3.10.3 Compliance Assessment

Cleary Bros has undertaken all project works in the reporting period in accordance with the requirements of the Rehabilitation Strategy and Rehabilitation Management Plan. The EMS objectives related to progressive rehabilitation have been met during the current reporting period or are on track to achieve. The EMS objectives related to the final landform have not yet been achieved, however activities undertaken during the current and previous reporting periods have provided a foundation to achieve these objectives across the site in the future.

Rehabilitation activities planned to be undertaken in the next reporting period include the following:

- Maintenance of northern and Stage 7a vegetation screens.
- Monitoring the trial of direct seed application on the western highwall bench.
- Planting of the eastern vegetation screen.
- Continuation of rehabilitation of western highwall benches as the final landform progresses in this area.

3.11 Visual Amenity

3.11.1 Standards and Performance Measures

SSD10369 requires Cleary Bros to implement all reasonable measures to minimise the visual and off-site lighting impacts associated with the development, to shield views of quarrying operations from users of public roads and private residences, and to construct a tree screen along the northern boundary of Stage 7 within 2 years of commencing quarrying within Stage 7. The EMS describes the visual mitigation measures employed at the site, while the RMP describes the methodology for the installation of the vegetation screen along the northern boundary of Stage 7. The EMS includes an objective for the establishment of the vegetation screen along the northern boundary of Stage 7 within 2 years.

There are no specific requirements in the EPL relating to rehabilitation.

3.11.2 Environmental Performance

Cleary Bros operate within the extraction area between 7 am and 6 pm Monday to Friday (and 7am to 1pm on Saturdays). No quarrying activity is undertaken outside of these hours, and there is no permanent or temporary lighting used within this area, such that there is no possibility of impacts from external / off-site lighting associated with SSD10369.

During the current reporting period, Cleary Bros completed the construction of the amenity barrier around the northeastern boundary of Stage 7a. Cleary Bros also monitored the performance of and maintained the vegetation screens along the northern boundary of Stage 7 and eastern boundary of Stage 7a. Further information on these screens was included in Section 3.10.

Cleary Bros will commence plantings associated with the eastern vegetation screen in the next reporting period.

In the current reporting period, Cleary Bros has also retained a north-south line of regrowth vegetation within the Stage 7a area to continue to shield the site from the Shell Cove and Dunmore areas, while the Stage 7a vegetation screen continues to establish. This line of regrowth vegetation will be removed in the 2025-2026 period.

3.11.3 Compliance Assessment

Cleary Bros has met the requirements of SSD10369 in the current reporting period associated with visual impact.

3.12 Waste Management

3.12.1 Standards and Performance Measures

SSD10369 requires Cleary Bros to minimise the waste generated by the site, classify waste and dispose of at appropriately licenced facilities. SSD10369 also prohibits waste from being received at the site unless permitted via a specific EPL or Resource Recovery Order. Finally, SSD10369 requires any demolition works to be undertaken in accordance with *AS2601 The Demolition of Structures*.

There are no specific requirements in the EPL relating to waste management.

3.12.2 Environmental Performance

All wastes were managed in accordance with the EMS during the current reporting period. The following tables describes the management of wastes on site.

Waste	Treatment	How undertaken during current reporting period
Waste Overburden	Reused	Formed into amenity bund and used for construction of internal ramp and internal haul road.
Metal waste	Recycled	Placed in scrap metal skip and collected by a metal recycler
Waste oil	Recycled	Stored in waste oil tank and collected by Transpacific for recycling at licenced treatment facility
Batteries	Recycled	Collected by local contractor for recycling
Oil filters (drained)	Recycled	Crushed and placed in scrap metal skip
Cardboard	Recycled	Stored in waste receptacles and collected by Flagstaff for recycling.

Plastic wastes	Disposed	Placed in general waste bin. Collected by JJ Richards and disposed of at a licenced waste facility.
Food waste and similar	Disposed	Placed in general waste bin. Collected by JJ Richards and disposed of at a licenced waste facility.

No sewage was treated or disposed on site during the reporting period. No waste including VENM/ENM was received in the area approved by SSD10369 during the reporting period. No demolition works were undertaken during the reporting period.

3.12.3 Compliance Assessment

Cleary Bros has met the requirements of SSD10369 in the current reporting period associated with waste management and demolition.

3.13 Hazardous Materials

No hazardous materials or dangerous goods were stored within the footprint of SSD10369 during the reporting period. Explosives materials were brought to the site on the day of each blast, with unused materials removed from the site following blasting. All explosives were managed in accordance with the *Dangerous Goods Code* and Explosives Control Plan for the site, in accordance with the requirements of the *Work Health and Safety Act 2011*.

3.14 Bushfire and Emergency Management

During the current reporting period, Cleary Bros undertook the following activities in accordance with the EMS and Emergency Management Plan for the site:

- Updated the Bushfire Emergency Management and Evacuation Plan (BEMEP) for the site, and provided a copy to the Illawarra Local Emergency Management Committee.
- Maintained firebreaks around the property in line with the BEMEP.
- Maintained a water cart on site at all times which was available to respond to any fires as required.
- Updated and tested the Pollution Incident Response Management Plan (PIRMP) in line with the *Protection of the Environment Operations (General) Regulation 2022*.
- Undertook additional emergency drills in line with the Emergency Management Plan.

4. COMMUNITY

4.1 EMS Requirement

The Annual Review is to include a summary of complaints received during the past year comparing this to complaints received in previous years.

The EPL requires a legible record of all complaints relating to pollution incidents. Both the EMS and the EPL specify a protocol to be followed in relation to complaints including recording action taken regarding the complaint.

4.2 Tabulated Results

Six environmental complaints were received during the current reporting period, relating to dust and material tracking at the entrance to the quarry. Each complaint was investigated as far as reasonably practical, based on the information provided at the time of the complaint and any follow up information able to be obtained. For most complaints recorded during this reporting period the available information was very limited and generic, and as such only a broad review of control measures and monitoring systems could be undertaken. In any case, Cleary Bros responded promptly to each complaint, and where sufficient information was provided, responded quickly to address the complaint. Further information regarding the complaints received in the current reporting period are described in Section 4.3, while a comparison with previous years' complaints is summarised below.

Year	Environmental Complaints
2007/2008	1
2008/2009	2
2009/2010	0
2010/2011	5
2011/2012	6
2012/2013	4
2013/2014	2
2014/2015	5
2015/2016	2

Year	Environmental Complaints
2016/2017	7
2017/2018	6
2018/2019	3
2019/2020	14
2020/2021	3
2021/2022	2
2022/2023	2
2023/2024	1
2024/2025	6

4.3 Environmental Complaints Results Interpretation

A summary of the complaints received is provided in the table below:

Date	Description of Complaint	Status
28 August 2024	Complaint regarding dust and material tracking at the entrance to the quarry. Cleary Bros reviewed current strategies. Confirmed street sweeper engaged daily, improvements to wheel wash recently undertaken. Continuous particulate monitor recently installed near site entrance.	Closed out

Date	Description of Complaint	Status
17 September 2024	Complaint received by the EPA regarding dust emissions from the quarries (Cleary Bros and Holcim) at 6pm on Saturday 14 September 2024. Cleary Bros was not operating at the time of the complaint. Dust suppression activities from earlier in the day and monitoring data suggests Cleary Bros were not causing elevated dust levels.	Closed out
27 September 2024	Complaint received from Shellharbour Council regarding rocks tracked onto public road at entrance to quarry. Cleary Bros requested further information from Council, and inspected the road. 10 rocks picked up from the sides of the road, and confirmed street sweeper operation as scheduled.	Closed out
23 October 2024	Complaint received regarding dust impacts to Albion Park Rail residents. Review of dust emissions suggested activities in Storage Area may have contributed to concerns. Quarry Manager advised and dust mitigation strategies in Storage Area revised. Complainant did not respond to requests for further information.	Closed out
2 November 2024	Complaint received regarding dust impacts to solar panels and cars. Review of real time monitors and weather conditions suggests Cleary Bros not contributing to dust levels off site on day of complaint. Complainant did not respond to requests for further information.	Closed Out
17 February 2025	Complaint received via Shellharbour Council regarding dust from the quarry. Cleary Bros requested further information from Council, however they weren't able to provide any further detail. Cleary Bros reviewed current strategies and confirmed appropriate.	Closed out

Dust management practices were reviewed in line with each complaint, including the implementation of the Air Quality Monitoring Program. Cleary bros have continued the existing strategies of regular sweeping of the entrance road and adjacent areas on the East West Link Road.

4.4 Community Consultative Committee

Cleary Bros operates a Community Consultative Committee (CCC) for the Albion Park Quarry. Three meetings of the CCC were held in the current reporting period, in August and December 2024, and April 2025. The April 2025 meeting included a site visit to allow community and stakeholder representatives an opportunity to review the preliminary works associated with the commencement of Stage 7. Minutes of these meetings are available on Cleary Bros website. Following a review of the composition of the CCC, it was determined that the CCC could benefit from having an additional community representative. The CCC is currently seeking to fill this additional community representative position in line with the CCC Guidelines.

4.5 Access to Information

Cleary Bros operates a website which includes all information that is required to be publicly available, and is available at www.clearybros.com.au/albion-park/. Information on the website includes:

- Contact phone number to make enquiries or make a complaint
- Information on the next blast
- Development consents, EPL, EPBC approval

- EIS
- Management Plans and Strategies including the PIRMP and current Staging Plan
- Last 5 years of:
    - Monitoring results for EPL monitoring requirements
    - Annual Reviews, including all Annual Reviews since the commencement of works under Approval 2020-8871 until expiry of this approval
    - Independent Environmental Audits
    - Community Consultative Committee meeting minutes
    - Complaints Registers
- Link to the Heritage Interpretation Plan

5. INDEPENDENT ENVIRONMENTAL AUDIT

Cleary Bros commissioned James Hart Consulting to carry out an Independent Environmental Audit in the current reporting period as required under SSD10369. The audit included a site inspection on 21 January 2025, with the audit covering the period of 7 November 2023 to 21 January 2025. The report was submitted to the DPHI and is publicly available on Cleary Bros website.

The auditor concluded that *overall, the project had implemented processes to generally manage compliance with SSD10369, and the water access licence.* The auditor also concluded that *overall, the EMS, sub-plans and compliance were found to be adequate, had been provided by appropriately qualified and experienced personnel, received the appropriate approval and had been satisfactorily implemented. Management plans have been reviewed and revised where required.* In regards to the environmental impacts of the site, the auditor, having reviewed site monitoring data, concluded that *the impacts on air, water and noise quality was consistent with predicted impacts*.

The auditor also highlighted the following key strengths of the project at the time of the audit:

Overall, the project environmental performance in compliance with SSD 10369 was satisfactorily met with the following key strengths noted:

- *The site had implemented a rigorous process for the real time management of noise levels and air quality.*
- *The process for managing complaints and non-conformances has been implemented and recorded. Prompt response to complaints was noted.*
- *Consultation with the stakeholders, community and sensitive receivers were well managed;*
- *Implementation of environmental control, including:*
    - *erosion and sedimentation controls;*
    - *boundary markings;*
    - *vegetation screening and fencing;*
    - *dust management; and*
    - *the site was maintained in a clean and tidy condition.*

As an opportunity for improvement, the auditor also suggested completing the site audit of energy usage to explore opportunities to reduce GHG emissions.

The audit identified five non-conformances from across the audit period where compliance with the conditions of consent, WAL or management plans could not be verified. The below table summarises the identified non-conformances from the 2025 audit and the progress of corrective actions undertaken to address them. The next independent environmental audit is due to be undertaken in January 2028.

Condition Number	Auditor Comment	Auditor Recommendation	Progress of Corrective Actions
A2	Non-compliances have been identified with the conditions of consent, triggering a non-compliance with this condition.	It is recommended that all non-compliances identified are addressed and closed out.	COMPLETED All new non-compliances and proposed corrective actions to be entered into Cleary Bros compliance management software (IAuditor)

Condition Number	Auditor Comment	Auditor Recommendation	Progress of Corrective Actions
B7	The Applicant must ensure that blasting on the site does not cause exceedances of the criteria at the locations in Table 3. 2 blasts (28/05/2024 – 119.1dB and 14/06/2024 – 118.1dB) recorded above 115dB. 33 blasts in 2023-2024 financial year. 2 blasts above 115 dB (6.1%) exceeds the allowable exceedance criteria of 5%.	Subsequent to the blast exceedances, Cleary Bros has implemented processes to manage blasts and ensure compliance with blast criteria. No further exceedances have occurred.	No further action required
B57	The site induction does not include all information required by the Historic Heritage Management Plan. Section 1.5 of the Plan requires the following to be included in the site induction: Awareness of the 'Belmont' homestead study area to be cleared for operational activities and procedures required to be implemented prior to disturbing heritage	The site induction should be amended to include the information required by the Historic Heritage Management Plan.	COMPLETED An updated Historic Heritage Management Plan has been prepared and was approved in April 2025 to refine training requirements around cultural heritage. Site induction has been updated to encapsulate the new changes.
B67	The Biodiversity Management Plan Section 1.5 included information required to be covered in the induction process. While the site induction includes some information, all information required by Section 1.5 of the Biodiversity Management Plan was not covered in the site induction.	The site induction should be amended to include the information required by Section 1.5 of the Biodiversity Management Plan.	COMPLETED An updated Biodiversity Management Plan has been prepared and was approved in June 2025, which separates the training & awareness requirements of management personnel (including supervisors) from other quarry workers Site induction has been updated to encapsulate the new changes.
B95	The Applicant must ensure that the storage, handling, and transport of dangerous goods is carried out in accordance with the relevant Australian Standards, particularly AS1940 and AS1596, and the Dangerous Goods Code. Oil drums and a fuel drum sighted on site with no spill controls.	It is recommended that Appropriate controls should be implemented to prevent spillage of chemicals and hydrocarbons.	COMPLETED Drilling contractors undertook a toolbox talk on hydrocarbon storage requirements of the site. Oil and fuel drums removed, with all hydrocarbons stored in accordance with AS1940.

6. NON-COMPLIANCES

There was one non-compliance with the conditions of SSD10369 in the current reporting period, which was related to an exceedance of the 24-hour PM10 Air Quality Criteria on 2 September 2024. On this day, the High Volume Air Sampler (HVAS; A1) recorded an incremental PM10 measurement of 99.5 µg/m^3, above the air quality criteria of 50 µg/m^3. This non-compliance was reported to the DPHI and EPA immediately on receiving the monitoring results on 17 October 2024, with a detailed investigation report provided to both regulators on 24 October 2024, as required under SSD10369 and EPL299. The investigation identified that the elevated HVAS measurement was a result of a regional dust storm associated with an extreme regional weather event that led to gusty winds. A Severe Weather Warning was issued by BOM on this day, and the NSW Government Air Quality Monitors in the Illawarra region recorded 1-hourly PM10 concentrations of up to 160 µg/m^3 on this day. The investigation was not able to identify specific quarrying-related contributions to the non-compliance. Since the event, Cleary Bros have updated the Quarry Daily Inspection Form to improve preparation for potential extreme weather events, and have continued to improve the reliability of the real-time particulate monitors.

Non-compliances with the requirements of EPBC Approval 2020-8871 were identified in January and February 2025 following communications with the Commonwealth Department of Climate Change, Energy, Environment and Water. These non-compliances relate to administrative requirements only of 2020-8871, with no adverse environmental impact associated with the non-conformances. For further information on the non-compliances are detailed in Annexure B.

7. REVIEW OF ENVIRONMENTAL MANAGEMENT SYSTEM

7.1 Overview

SSD10369 requires that the Environmental Risk Assessment (ERA) be reviewed annually to assess the effectiveness of the risk management measures. Similarly, the Development Consent requires all strategies, plans, and programs to be reviewed within 3 months of submission of the Annual Review. Cleary Bros have incorporated this document review process into the Annual Review, to ensure that any improvements to these documents are linked to the performance of the project, as assessed as part of the Annual Review.

7.2 Environmental Risk Assessment

The Environmental Risk Assessment (ERA) was reviewed prior to commencing the Annual Review to assist with assessing the planned control measures to manage each environmental aspect. Once Sections 3 and 4 of the Annual Review were completed, the ERA was again reviewed in detail to assess the effectiveness of the controls, and make any changes as required, given the results from the previous year and the current stage of the development. A number of minor changes were made due to the progression of quarry activities to the current point in time, particularly with respect to cultural heritage, due to the completion of actions required in relation to the Belmont homestead.

The ERA remains a live document as part of Cleary Bros HSEQ Management System, with the then current version included in any revision of the EMS.

7.3 Environmental Management Strategy

The Albion Park Quarry has operated for many years, demonstrating an excellent conformance history with the requirements of the various approvals and licences, and maintaining its social licence to operate.

As part of the Annual Review, the Environmental Management Strategy (EMS) and supporting monitoring programs (Air Quality and Noise) have been reviewed to ensure the control measures remain effective. This review has identified that minor changes will be required to Section 2 of the EMS, in relation to changes to the Cleary Bros HSEQ Management System to reflect the new ownership of the site under Maas Group Holdings. Otherwise the EMS and supporting monitoring programs remain current and appropriate for the site.

The Bush Fire Emergency Management and Evacuation Plan has also been updated as part of the Annual Review. Minor changes have been made to personnel contact details and refuge sites, and a copy has been provided to the Illawarra Local Emergency Management Committee representative.

7.4 Supporting Management Plans

7.4.1 Biodiversity Management Plan

The Biodiversity Management Plan has been reviewed as part of the Annual Review, and remains current and relevant for the site.

7.4.2 Blast Management Plan

The Blast Management Plan has been reviewed as part of the Annual Review, and remains current and relevant for the site.

7.4.3 Historic Heritage Management Plan

The Historic Heritage Management Plan has been reviewed as part of the Annual Review, and remains current and relevant for the site.

7.4.4 Rehabilitation Strategy and Rehabilitation Management Plan

The Rehabilitation Strategy and Rehabilitation Management Plan have been reviewed as part of the Annual Review, and both remain current and relevant for the site.

7.4.5 Water Management Plan

The Annual Review has identified that the groundwater level triggers for bores MW9S and MW10S can now be calculated, and that the groundwater level trigger for bore MW9D requires adjustment to reflect the installed location. The Water Management Plan will be updated with a revised trigger level for these bores, but otherwise remains current and relevant for the site, and will continue to guide water management practices on the site.

8. CONCLUSION

Quarrying and processing operations at the Cleary Bros Albion Park Quarry have operated in line with the conditions of approval of SSD10369 and the Environmental Protection Licence for the project in the current reporting period, with the exception of one identified non-compliance. This relates to an exceedance of the air quality criteria during a period of severe weather. In general, management practices currently in place have been effective at reducing the impacts on air quality, biodiversity, surface water, groundwater, and the amenity of nearby sensitive receivers to acceptable levels.

Predictions and assumptions made as part of the EIS have been shown to be largely valid, generally in line with or less than that predicted.

Water monitoring has shown the receiving waters surrounding the extraction area are meeting compliance criteria, with no significant impact to groundwater and surface water resources as a result of the quarry excavation. Monitoring of vegetation communities adjacent to the extraction area has identified no observable sign of stress related to water availability or otherwise. Rehabilitation works undertaken on the project to date have been very effective, although difficulties have been encountered in the current reporting period due to grazing pressure from livestock and native herbivores. The current reporting period has seen significant growth and canopy development in areas revegetated in previous years.

Air quality monitoring has shown that the current controls to minimise dust generation on site have largely been effective at achieving compliance with the air quality criteria, with measured levels that can be attributed to the Quarry mostly below that predicted from the EIS for the project. The continuous particulate monitors are providing a real-time approach to managing any emerging dust issues on the site and thereby minimising particulate emissions associated with the quarry.

Noise compliance monitoring has shown that even during periods of noise enhancing conditions, the project is able to meet the noise criteria for the site. The continuous noise monitor continues to allow the quarry management to respond to emerging issues in real time, adjusting operations to ensure noise emissions from site activities are no greater than EIS predictions, and as low as reasonably practicable given the constraints of the site.

ANNEXURE A - DEPARTMENT OF REGIONAL NSW RETURN – 2023-2024

Number
ROY0008569

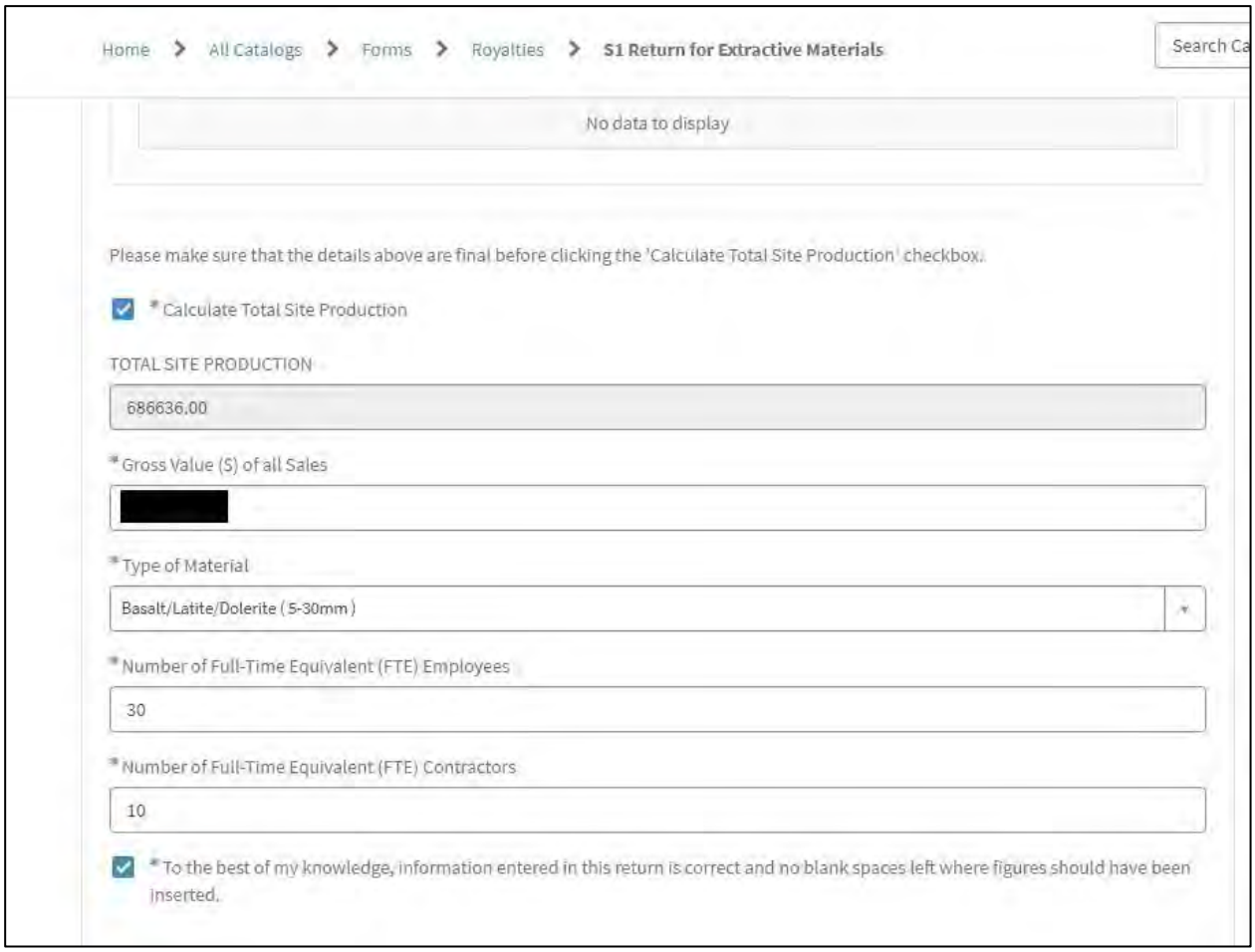
Created: just now | Updated: just now | State: Closed Complete

S1 Return for Extractive Materials has been submitted

Activity | Attachments

MH — Mark Hammond — just now
ROY0008569 Created

Request Number	Mineral Description	Mineral Category	Quarry	Period	Employee Count	LGA	Tonnes	Location	ABS Division
Search	Search	Search	cleary	=fy24	Search	Search	Search	Search	Search
ROY0008569	DGB, DGS, SMZ, Capping	5mm to 30mm	Cleary Bros - Albion Park	FY24	40	Shellharbour	312,374	Cnr Golden Dr & East West Link, ALBION P	Illawarra Shoalhaven
ROY0008569	Armour Rock, spalls, shot rock, gabion,	Manufactured Sand	Cleary Bros - Albion Park	FY24	40	Shellharbour	42,826	Cnr Golden Dr & East West Link, ALBION P	Illawarra Shoalhaven
ROY0008569	Crusher dust and related products, beddi	Over 75 mm	Cleary Bros - Albion Park	FY24	40	Shellharbour	201,178	Cnr Golden Dr & East West Link, ALBION P	Illawarra Shoalhaven
ROY0008569	Enviropave	Prepared Road Base & Sub Base	Cleary Bros - Albion Park	FY24	40	Shellharbour	18,207	Cnr Golden Dr & East West Link, ALBION P	Illawarra Shoalhaven
ROY0008569	70mm crushed rock, rock fill, ballast	Prepared Road Base & Sub Base	Cleary Bros - Albion Park	FY24	40	Shellharbour	8,241	Cnr Golden Dr & East West Link, ALBION P	Illawarra Shoalhaven
ROY0008569	Manufactured Sand	Over 30mm to 75mm	Cleary Bros - Albion Park	FY24	40	Shellharbour	38,062	Cnr Golden Dr & East West Link, ALBION P	Illawarra Shoalhaven
ROY0008569	20mm, 14mm, 10mm, 7mm, 5mm aggregates an	Under 5mm	Cleary Bros - Albion Park	FY24	40	Shellharbour	65,748	Cnr Golden Dr & East West Link, ALBION P	Illawarra Shoalhaven



DEPARTMENT OF REGIONAL NSW RETURN – 2024-2025

S1 Return for Extractive Materials

Submit this form for Extractive Minerals Returns

If completion of the return is unavoidably delayed, an application for extension of time should be requested **before** the due date. If no work was done during the year, a **NIL** return must be forwarded. The return should relate to the below quarrying establishment and should cover the operations of quarrying and treatment (such as crushing, screening, washing etc.) carried out at or near the quarry. A return is required even if the operations are solely of a developmental nature and whether the area being worked is held under a mining title or otherwise.

Return Period: FY25

Name: Mark Hammond

* Quarry: Cleary Bros - Albion Park

Email: [redacted]

Quarry Address: Cnr Golden Dr & East West Link, ALBION PARK NSW 2527

Address:

Local Government Area: Shellharbour

Updated Local Government Area:

Deposited Plan: 858245

Lot Number/s: 1

Production information may be published in aggregated form for statistical reporting. However, production data for individual operations is kept strictly confidential

Virgin materials - Crushed coarse aggregates

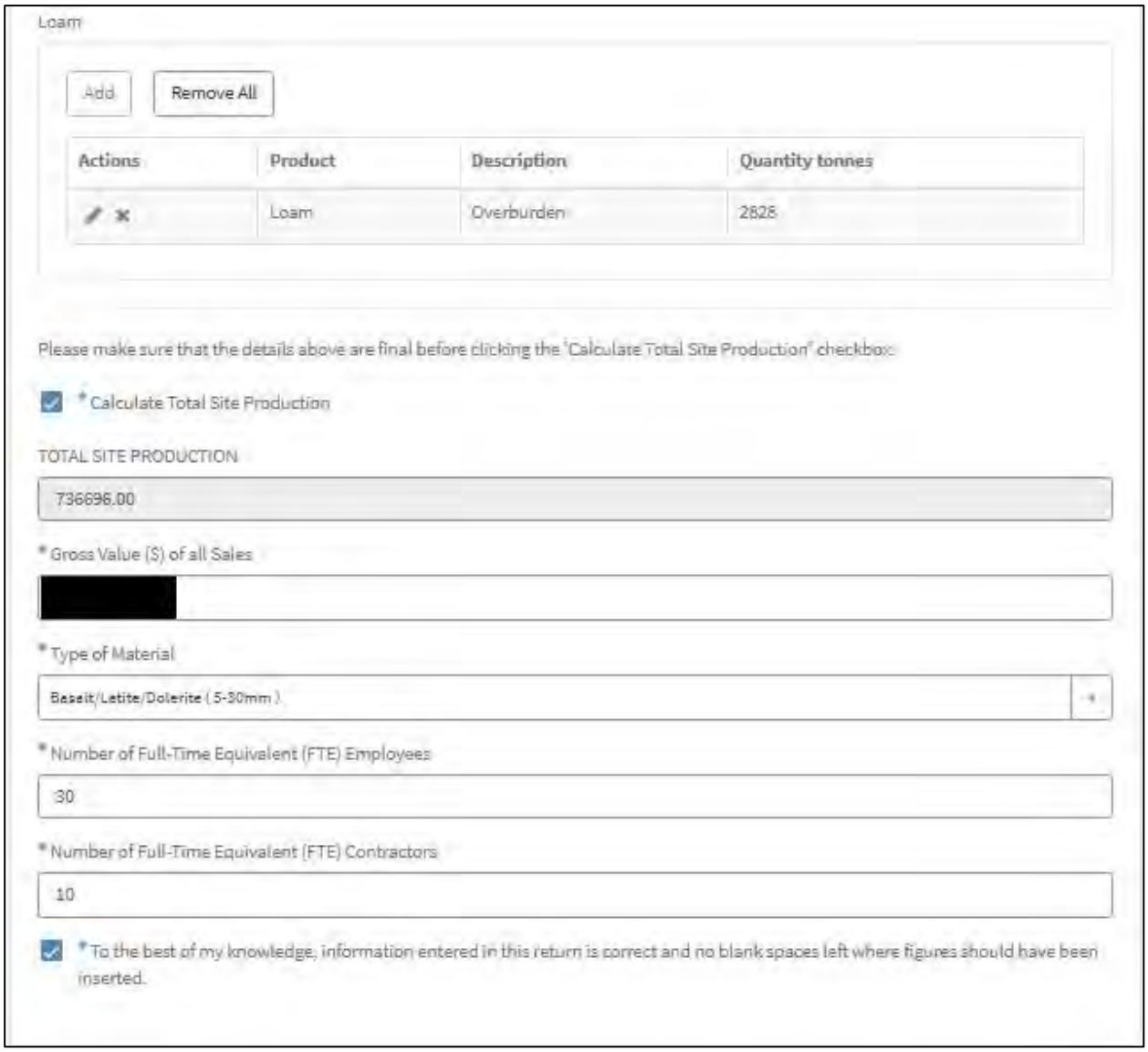
Add Remove All

Actions	Product	Description	Quantity tonnes
	Under 5mm	aggregate finer than 5mm excluding manufactured sand	100890
	5mm to 30mm	5mm to 20mm aggregate	179905
	Over 30mm to 75mm	Ballast etc	24186
	Over 75 mm	Armour Rock and gabion	63834
	Manufactured Sand	Manufactured Sand	35963
	Prepared Road Base & Sub Base	Road base and other graded materials	292672
	Prepared Road Base & Sub Base	Virgin rock blended with recycled roadbases	26987

Recycled materials - Crushed coarse aggregates

Add Remove All

Actions	Product	Description	Quantity tonnes
	Over 30mm to 75mm	Envirorubble	435
	Prepared Road Base & Sub Base	Recycled concrete recovered for road base	8996


Loam
Add
Remove All
Actions
Product
Description
Quantity tonnes
Loam
Overburden
2828
Please make sure that the details above are final before clicking the 'Calculate Total Site Production' checkbox:
* Calculate Total Site Production
TOTAL SITE PRODUCTION
736696.00
* Gross Value ($) of all Sales
* Type of Material
Basalt/Latite/Dolerite (5-30mm)
* Number of Full-Time Equivalent (FTE) Employees
30
* Number of Full-Time Equivalent (FTE) Contractors
10
* To the best of my knowledge, information entered in this return is correct and no blank spaces left where figures should have been inserted.

ANNEXURE B – 2020-8871 COMPLIANCE REPORT SUPPLEMENT

This annexure to the 2024-2025 Annual Review has been prepared to address the specific requirements of the annual Compliance Report required to be prepared under approval 2020-8871 for the period 1 July 2024 to 30th June 2025, where these requirements have not previously been addressed in the body of the Annual Review. Annexure B includes the EPBC Approval Conditions Compliance Table, a summary of non-compliances and proposed corrective actions, and a declaration of accuracy. All other requirements of the Annual Compliance Report Guidelines have been addressed in the body of the Annual Review.

All non-compliances identified in the EPBC Approval Conditions Compliance Table relate to non-compliances previously reported to the DCCEEW in February 2025. The 2024-2025 Compliance Report did not identify any new non-compliances with the conditions of approval 2020-8871.

EPBC Approval Conditions Compliance Table

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
1)	To limit impacts to protected matters as a result of the Action, the approval holder must not clear:	N/A	
a)	outside the Action area	Compliant	Refer Figure 2 – no clearing undertaken outside of the Action area.
b)	more than 3.18 hectares of Illawarra-Shoalhaven Subtropical Rainforest of the Sydney Basin Bioregion	Compliant	A total of 0.34ha of Illawarra-Shoalhaven Subtropical Rainforest of the Sydney Basin Bioregion cleared up to 30 June 2025.
c)	more than 1.33 hectares of habitat for Illawarra Zieria	Compliant	Nil clearing of Illawarra Zieria habitat to 30 June 2025.
2)	The approval holder must notify the department in writing of the presence of any protected matter or the habitat of any protected matter, not previously reported to the department, within 10 business days of detecting the presence of any protected matter or the habitat of any protected matter not previously reported to the department. The approval holder must not clear any protected matter or the habitat of any protected matter other than those identified in condition 1.	N/A	No previously unidentified protected matters identified during the reporting period.
3)	To avoid and mitigate impacts on protected matters as a result of the Action, the approval holder must comply with conditions B64 to B67 (inclusive) of the State Development Consent, to the extent that they relate to protected matters.	Compliant	Biodiversity Management Plan (BMP) prepared in accordance with conditions B64 (refer www.clearybros.com.au/albion-park for current version). BMP was originally approved 14/3/2024 (prior to commencing quarry operations in the Stage 7 area) (B65, B66). An updated BMP was approved by the Planning Secretary on 5 June 2025. Section 3.9 describes implementation of BMP (B67).

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
4)	The approval holder must implement the Biodiversity Management Plan required by condition B64 of the State Development Consent, as and from when approved by the Planning Secretary, until the expiry of the approval.	Compliant	Section 3.9 describes implementation of BMP.
5)	The approval holder must submit the Biodiversity Management Plan required by condition B64 of the State Development Consent, as approved by the Planning Secretary, electronically to the department within 2 business days of its approval by the Planning Secretary	Compliant	Email to Natasha Herron, Assessment Officer with DCCEEW, dated 15/3/2024, following approval of BMP by Planning Secretary on 14/3/2024. The updated BMP (v3r5) was emailed to the post approval team on 5/6/2024, the same day it was approved by the Planning Secretary.
6)	If the approval holder proposes to implement a revised version of the Biodiversity Management Plan required by condition B64 of the State Development Consent and approved by the Planning Secretary, the approval holder must notify the department in writing of the proposed revision to the Biodiversity Management Plan within: a) 2 business days of formally proposing a revision, or b) 5 business days of becoming aware of any proposed revision, accompanied by details of the proposed changes from the approved version (for example, by attaching a copy with tracked changes). If the Planning Secretary approves a revised version of the Biodiversity Management Plan, the approval holder must submit the approved revised version of the Biodiversity Management Plan electronically to the department within 2 business days of its approval by the Planning Secretary, accompanied by evidence of the Planning Secretary's approval.	Compliant	A revision to the BMP is proposed following the Independent Environmental Audit undertaken in January 2025. DCCEEW were advised on 31 March 2025 of proposed revision, which is the same day a revised BMP was submitted to the DPHI for approval. The updated BMP (v3r5) was emailed to the post approval team on 5/6/2024, the same day it was approved by the Planning Secretary.

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
7)	To compensate for impacts to protected matters as a result of the Action, the approval holder must comply with conditions B58 and B59 of the State Development Consent, to the extent that it relates to protected matters.	Compliant	Stage 1 biodiversity credits retired on 3/5/2024, prior to any impacts to protected matters (which commenced 14/5/2024) in line with conditions B58 and B59 of SSD10369.
8)	Within 20 business days of retiring the biodiversity credits as required by condition 7, the approval holder must submit evidence to the department demonstrating that the biodiversity credits have been retired in accordance with the State Development Consent.	Compliant	Email to Natasha Herron, Assessment Officer with DCCEEW, dated 3/5/2024, following retirement of Stage 1 biodiversity credit, which included credit retirement reports issued by the NSW Government.
9)	The approval holder must submit all plans required by these conditions electronically to the department.	Compliant	DCCEEW emailed copy of approved BMP on 15/3/2024.
10)	Unless otherwise agreed to in writing by the Minister, the approval holder must publish each plan on the website within 15 business days of the date: a) the plan is approved by the Planning Secretary as provided for in the State Development Consent.	Compliant	BMP uploaded to Cleary Bros website (www.clearybros.com.au/albion-park)
11)	The approval holder must keep all published plans required by these conditions on the website until the expiry date of this approval.	Compliant	BMP currently on website.
12)	The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public.	N/A	No sensitive data associated with approval.
13)	If sensitive ecological data is excluded or redacted from a plan in accordance with condition 11, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.	N/A	No sensitive data associated with approval.

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
14)	The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days of commencement of the Action.	Non-compliant	Record of notification of retirement of biodiversity credits (on 3/5/2024), however could not locate a record of notification of the Department after commencement of the action (on 14/5/2024). DCCEEW were notified of this non-compliance on 30/1/2025 (when it was identified). Cleary Bros have since completed the Action Commencement Notification Form on the EPBC Business Portal (Ref 2020/8871-PC-001002).
15)	The approval holder must not commence the Action later than 5 years after the date of this approval.	N/A	
16)	The approval holder must maintain accurate and complete compliance records.	Compliant	All records referred to in this table of compliance are available in the Cleary Bros file server.
17)	If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.	N/A	No requests for records received during the reporting period.
18)	The approval holder must prepare a compliance report following the date of this approval for each financial year (1 July to 30 June) until this approval expires, or as otherwise agreed to in writing by the Minister.	Compliant	This Compliance Report prepared for period 1 July 2024 to 30 June 2025. Previous Compliance Report prepared for period 1 July 2023 to 30 June 2024 (noting approval date of 28 November 2023).
19)	Each compliance report must be consistent with the Annual Compliance Report Guidelines, Commonwealth of Australia 2014.	Non-compliant	As advised by DCCEEW on 24 January 2025, the original 2023-2024 compliance report did not address all requirements of Guidelines. An addendum was prepared and published on 30/1/2025 to meet all requirements of the Annual Compliance Report Guidelines, and is available on Cleary Bros website.

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
			The 2024-2025 Compliance Report has been prepared in accordance with the Annual Compliance Report Guidelines.
20) a)	Each compliance report must include: a) Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents.	Non-compliant	As advised by DCCEEW on 24 January 2025, the original 2023-2024 compliance report did not provide accurate and complete details of compliance and any non-compliance with the conditions. The addendum published on 30/1/2025 included this information. This table satisfies the requirements of this condition for the 2024-2025 compliance report.
b)	One or more shapefile showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared.	Compliant	Shapefiles were attached as part of the email to DCCEEW sent 30/9/2024. Updated shapefiles were provided to DCCEEW on 2/2/2025 in accordance with the requirements of the Annual Compliance Report Guidelines. A shapefile will be provided to the DCCEEW with this compliance report for the 2024-2025 period, prepared in accordance with the Annual Compliance Report Guidelines.
c)	A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.	Compliant	The 2024-2025 Annual Review includes a listing of plans related to the project, and details how the BMP was implemented during the reporting period.
21) a)	The approval holder must:	Non-compliant	2023-2024 Annual Review including Compliance Report published to Cleary Bros website (www.clearybros.com.au/albion-park) on 30/9/2024, in line with the requirements of SSD10369, however

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
	Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required.		66 business days after the end of the reporting period. This non-compliance was reported to DCCEEW on 30/1/2025. The updated Annual Review incorporating the addendum was published to Cleary Bros website on the same day as it was completed (30/1/2025).
b)	Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website.	Compliant	Email to DCCEEW Post Approval address on 30/9/2024 with a copy of the 2023-2024 Compliance Report and link to the location of the report on Cleary Bros' website (same day as publication). Email to DCCEEW Post Approval address on 3/2/2025 with a copy of the updated 2023-2024 Compliance Report (2 business days after publication).
c)	Provide the weblink for the compliance report in the notification to the department.	Compliant	Email to DCCEEW Post Approval address on 30/9/2024 with a copy of the 2023-2024 Compliance Report and link to the location of the report on Cleary Bros' website (same day as publication). Email to DCCEEW Post Approval address on 3/2/2025 with a copy of the updated 2023-2024 Compliance Report (2 business days after publication).
d)	Keep all published compliance reports required by these conditions on the website until the expiry date of this approval.	Compliant	2023-2024 Annual Review currently on website.

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
e)	Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public.	N/A	No sensitive data associated with approval.
f)	If sensitive ecological data is excluded or redacted from the published version, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website.	N/A	No sensitive data associated with approval.
22)	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan.	Compliant	DCCEEW were notified of the non-compliances identified as part of the preparation of the 2023-2024 compliance report addendum on 30/1/2025, the same day they were identified.
23)	The approval holder must specify in the notification: a) Any condition or commitment made in a plan which has been or may have been breached. b) A short description of the incident and/or potential non-compliance and/or actual noncompliance. c) The location (including co-ordinates), date, and time of the incident and/or potential non-compliance and/or actual non-compliance.	Compliant	The notifications made on 30/1/2025 included the details required by this condition.
24)	The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan. The approval holder must specify:	Compliant	Cleary Bros provided additional information to DCCEEW on 5/2/2025 of the previously notified non-compliances, to satisfy the requirements of this condition.

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
	a) Any corrective action or investigation which the approval holder has already taken. b) The potential impacts of the incident and/or non-compliance. c) The method and timing of any corrective action that will be undertaken by the approval holder.		
25)	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every three-year period following the commencement of the Action until this approval expires, unless otherwise specified in writing by the Minister.	N/A	Not yet triggered.
26)	For each independent audit, the approval holder must: a) Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit. b) Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department. c) Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department d) Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report. e) Keep every audit report published on the website until this approval expires.	N/A	Not yet triggered.

Condition Number/ reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
27)	Each audit report must report for the five-year period preceding that audit report.	N/A	Not yet triggered.
28)	Each audit report must be completed to the satisfaction of the Minister and be consistent with the Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines, Commonwealth of Australia 2019.	N/A	Not yet triggered.
29)	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	N/A	Not yet triggered.
30)	Within 20 business days after the completion of the Action, and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data. The approval holder must submit any spatial data that comprises completion data as a shapefile.	N/A	Not yet triggered.
31)	The approval holder must notify the department in writing if there is a proposal to vary the State Development Consent that would change conditions that relate to protected matters within 2 business days of formally proposing such a change and within 5 business days of becoming aware of any such proposed change.	N/A	Not triggered.
32)	The approval holder must notify the department in writing within 10 business days if the State Development Consent is superseded by a newer version of a Development Consent for Albion Park Quarry – Stage 7 Extension granted by the New South Wales Minister for Planning and Public Spaces under the Environmental Planning and Assessment Act 1979 (NSW).	N/A	Not triggered.

Non-Compliances

Condition	Identified by	Date identified	DCCEEW notified	Description of NCR and cause	Proposed corrective measures
14	M Hammond	30/1/2025	30/1/2025 via EPBC Business Portal	Review of records indicate that DCCEEW were notified of retirement of required credits, but not explicitly of the commencement of the action, which directly followed the retirement of the credits. This was an administrative oversight on the part of Cleary Bros.	Cleary Bros completed the Action Commencement Notification form on the EPBC Business Portal (Ref 2020/8871-PC-001002) on 30/1/2025. There are no further requirements associated with this condition, and as such no actions are proposed to prevent a recurrence.
19 20(a)	DCCEEW	21/1/2025	N/A (DCCEEW notified CB)	As advised by DCCEEW on 21 January 2025, the 2023-2024 compliance report published 30 September 2024 does not address all requirements of Guidelines, specifically section 3.6 and the table in Appendix A. The non-compliance was an administrative oversight due to a lack of familiarity with the requirements of a compliance report prepared under an EPBC approval.	Cleary Bros prepared an addendum to the 2023-2024 Annual Review which included all content not previously described in the Annual Review and which is required by the Guideline. This addendum was finalised on 30/1/2025 and published to Cleary Bros website. To prevent a recurrence, the Cleary Bros Albion Park Quarry Annual Review template document was updated to include all requirements of the Guideline. The background of this non-compliance was also shared with the Albion Park Quarry leadership team.
21(a)	M Hammond	30/1/2025	30/1/2025 via EPBC Business Portal	Annual Review including Compliance Report published to Cleary Bros website (www.clearybros.com.au/albion-park) on 30/9/2024, in line with the requirements of Development Consent for the project (SSD10369), however 66 business days after the end of the reporting period. This administrative oversight was due to a misunderstanding of the different timings required for report submission under the various approvals associated with the project.	As the 2023-2024 Compliance Report was submitted prior to the identification of the non-compliance, no corrective actions are appropriate in this instance. However, to prevent a recurrence, Cleary Bros have updated the internal Environmental Compliance Tracking register (which is used to track all scheduled compliance activities) to specify the due date of this report as 20th September each year (previously listed as 30th September) which will ensure compliance with all reporting deadlines.

Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

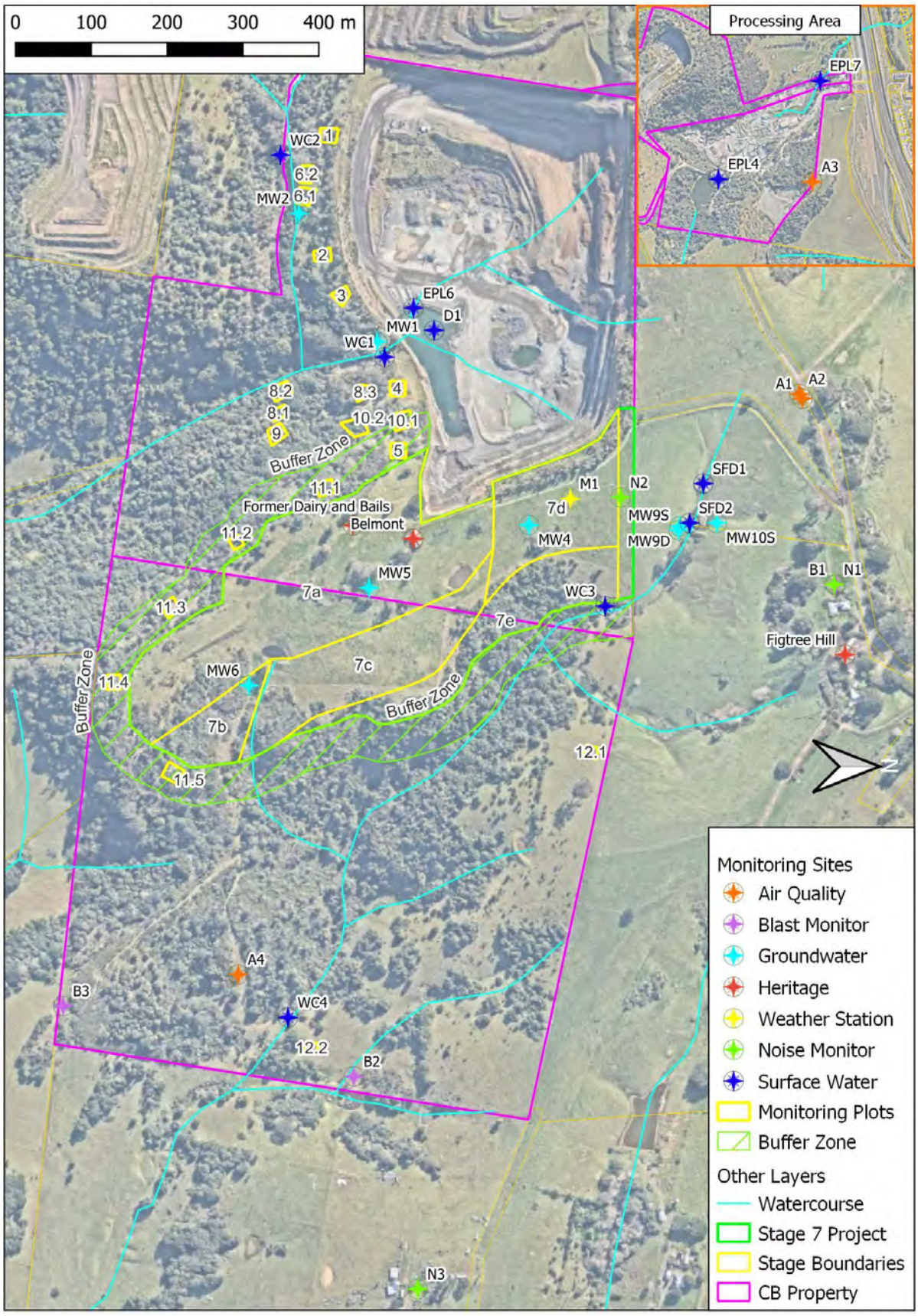
Mark Hammond

Head of Sustainability

Regional Quarries & Concrete Pty Ltd ABN: 95 682 599 882

26/8/2025

ANNEXURE C - ENVIRONMENTAL MONITORING LOCATIONS



ANNEXURE D - MONITORING RESULTS FOR 2024-2025

Refer to website: www.clearybros.com.au/albion-park/ for all environmental monitoring results.

ANNEXURE E - NOISE SURVEY – NOVEMBER 2024

SLR Consulting Australia
Tenancy 202 Submarine School, Sub Base Platypus, 120 High Street, North Sydney NSW 2060, Australia

29 November 2024

SLR Ref No.: 610.031293.00002-L02-v0.1-20241129.docx.docx

Cleary Bros (Bombo) Pty Ltd
39 Five Islands Road
Port Kembla NSW 2505

SLR Project No.: 610.031293.00002

RE: Albion Park Quarry
November 2024 Noise Compliance Measurements

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Cleary Bros (Bombo) Pty Ltd to conduct noise compliance monitoring of its Albion Park Quarry (APQ) operations.

The APQ Environment Management Strategy (Cleary Bros 2024) summarises the project approval (Development Consent SSD10369) noise conditions and sets out the Noise Monitoring Program for operation of the quarry. This letter details the biannual independent noise compliance measurements undertaken by SLR on 6 November 2024 which are required as part of the Noise Monitoring Program, reproduced below:

> *Operator-attended noise compliance monitoring will be conducted twice each financial year, once during the winter months, and once at another time of the year and to include the "short-term activities" if they are undertaken during the year.*

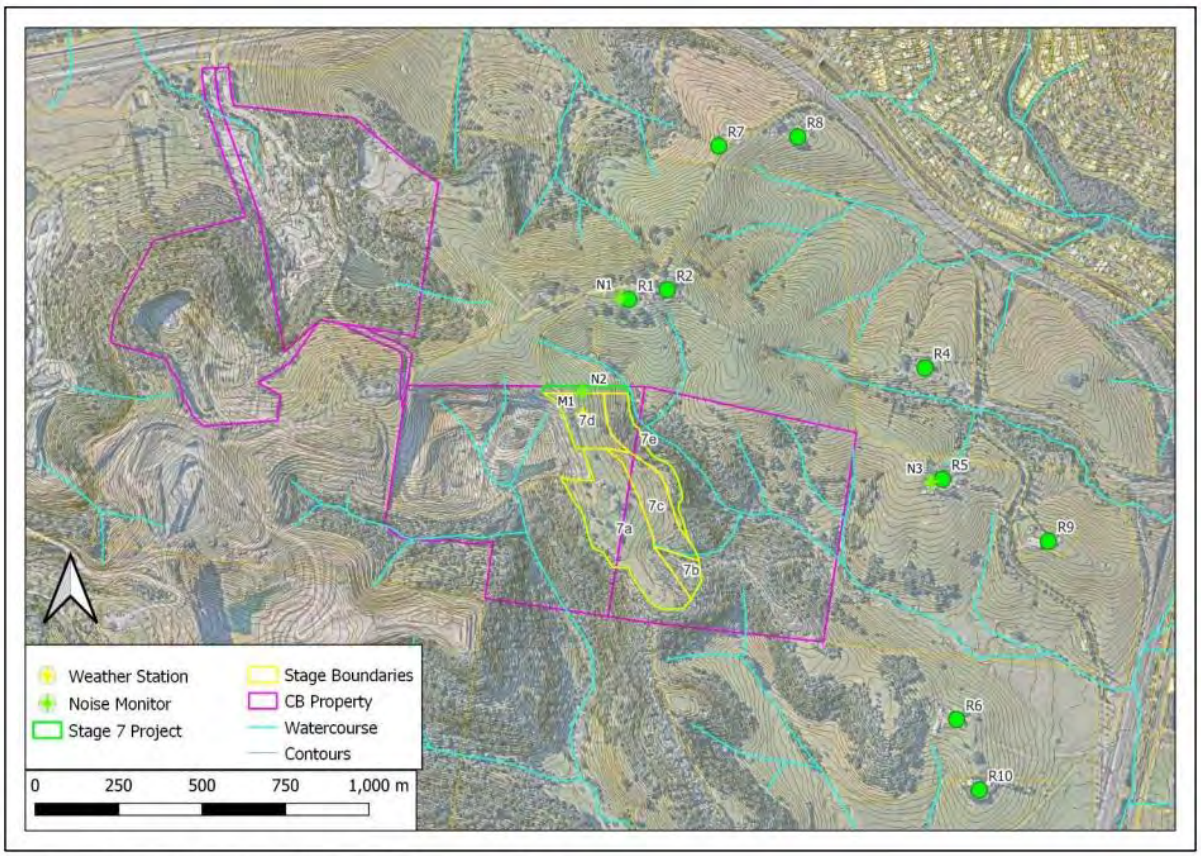
Independent operator-attended noise monitoring locations and criteria are reproduced from the Noise Monitoring Program and shown in **Table 1**.

Table 1: Noise Monitoring Locations and Criteria

Location ID	Monitoring Location	Stage 7a criteria ($L_{Aeq\ (15minute)}$) dB
N1	R1 – "The Cottage" nearest residence to the north of stage 7 extraction area	48
N2	Real time noise monitoring location, at the northern boundary of stage 7 extraction area	To be determined[1]
N3	R5 – "Deer Farm", 42 James Road Croom, nearest residence to the east of the stage 7 extraction area	40
Note: 1 Noise criteria at N2 are based on the relative difference between N2 and N1 at the time of monitoring		

The noise measurement locations in **Figure 1** are reproduced from the Noise Monitoring Program.

Figure 1 Extraction area and monitoring locations



Note: Locations of monitoring equipment are approximate only.

2.0 Measurement Methodology

Noise measurements were undertaken with a Brüel & Kjær 2270 Precision Sound Level Meter (serial # 3029485) with the instrument calibration checked with a G.R.A.S 42 AG acoustic calibration instrument. The instrumentation used during the monitoring programme was designed to comply with the requirements of AS IEC 61672.1-2004 “Electroacoustics - Sound Level Meters” and carried current NATA or manufacturer calibration certificates.

Attended noise measurements were undertaken in the free field with consideration to AS1055:2018 Acoustics – Description and measurement of environmental noise. The sound level meter was programmed to record statistical noise level indices in 15-minute intervals, including the L_{Amax}, L_{A1}, L_{A10}, L_{A90} and L_{Aeq} descriptors. During attended measurements observations were made of contributing noise sources from APQ and any extraneous noise sources influencing the measurements.

3.0 Results

Results of noise monitoring are presented in **Table 2**.

Table 2: Measured Noise Levels, 15 minute dBA

Loc	Time	Weather	Leq	L10	L90	Criteria	APQ contribution	Observations
N1	11:45	Light breeze[1] 1-2m/s 22.9 °C	50	52	44	48	<35	APQ 7a works faintly audible Heavy vehicle 40-43 Hand tooling 40-42 Cows 55-60 Birds 52-54 Vehicle pass by 52-55 Distant traffic 39-42
N2	12:15	Moderate-NNE breeze[1]. AWS[2] 2-3m/s, gusts to 7.7m/s 21.8 °C	47	50	43	-	43	Intermittent drilling contribution (continuous, tonal) from APQ 7a 43-49 Aircraft 49-60 Wind 45-60 Insects 42-46 Distant traffic 40-42
N3	13:00	Moderate S breeze[1] 3-4m/s, gusts to 7m/s. 22.2 °C	54	57	51	40	<41[3]	APQ 7a inaudible at this location Wind gusts 59-66 Distant traffic 41-43 Aircraft 51-65.

Notes:
1. Observed wind at microphone level.
2. Measured at automatic weather station (AWS) 10m above ground level.
3. Site inaudible at these locations, contribution estimated to be at least 10dB less than the measured background LA90 noise level

4.0 Assessment of Measured Noise Levels

Location N1

At Location N1 quarry operations were typically inaudible. Heavy vehicle movements and hand-tooling were faintly audible for between 1 – 2 minutes. APQ site contribution was estimated at less than 35dB $L_{Aeq\ 15minute}$, which is below the 48 dB $L_{Aeq\ 15minute}$ noise criterion at this location.

Location N2

Based on the noise levels measured at Location N2 time-synchronised with the Site Hive real time noise monitor, it is recommended that the Site Hive monitor is adjusted by +4 dB.

The attended measurement location for N2 and the Site Hive monitor are within close proximity to one another and the automatic weather station. As such, the observed NNE wind speeds of 2-3 m/s and recorded gusts of up to 7.7 m/s are applicable to this measurement.

Location N3

At Location N3 quarry operations were inaudible, with southerly wind and distant traffic noise from the Princes Highway dominant throughout the measurement. During periods of lower wind activity, APQ site noise remained inaudible, with contribution estimated to be below the 40 dB $L_{Aeq\ 15minute}$ noise criterion at this location.

ANNEXURE F - NOISE SURVEY – JUNE 2025

SLR Consulting Australia
Tenancy 202 Submarine School, Sub Base Platypus, 120 High Street, North Sydney NSW 2060, Australia

1 July 2025

SLR Ref No.: 610.031293.00004-L03-v1.1-20250701.docx.docx

Cleary Bros (Bombo) Pty Ltd
39 Five Islands Road
Port Kembla NSW 2505

SLR Project No.: 610.031293.00004

RE: Albion Park Quarry
June 2025 Noise Compliance Measurements

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Cleary Bros (Bombo) Pty Ltd to conduct noise compliance monitoring of its Albion Park Quarry (APQ) operations.

The APQ Environment Management Strategy (Cleary Bros 2024) summarises the project approval (Development Consent SSD10369) noise conditions and sets out the Noise Monitoring Program for operation of the quarry. This letter details the biannual independent noise compliance measurements undertaken by SLR on 19 June 2025 which are required as part of the Noise Monitoring Program, reproduced below:

> *Operator-attended noise compliance monitoring will be conducted twice each financial year, once during the winter months, and once at another time of the year and to include the "short-term activities" if they are undertaken during the year.*

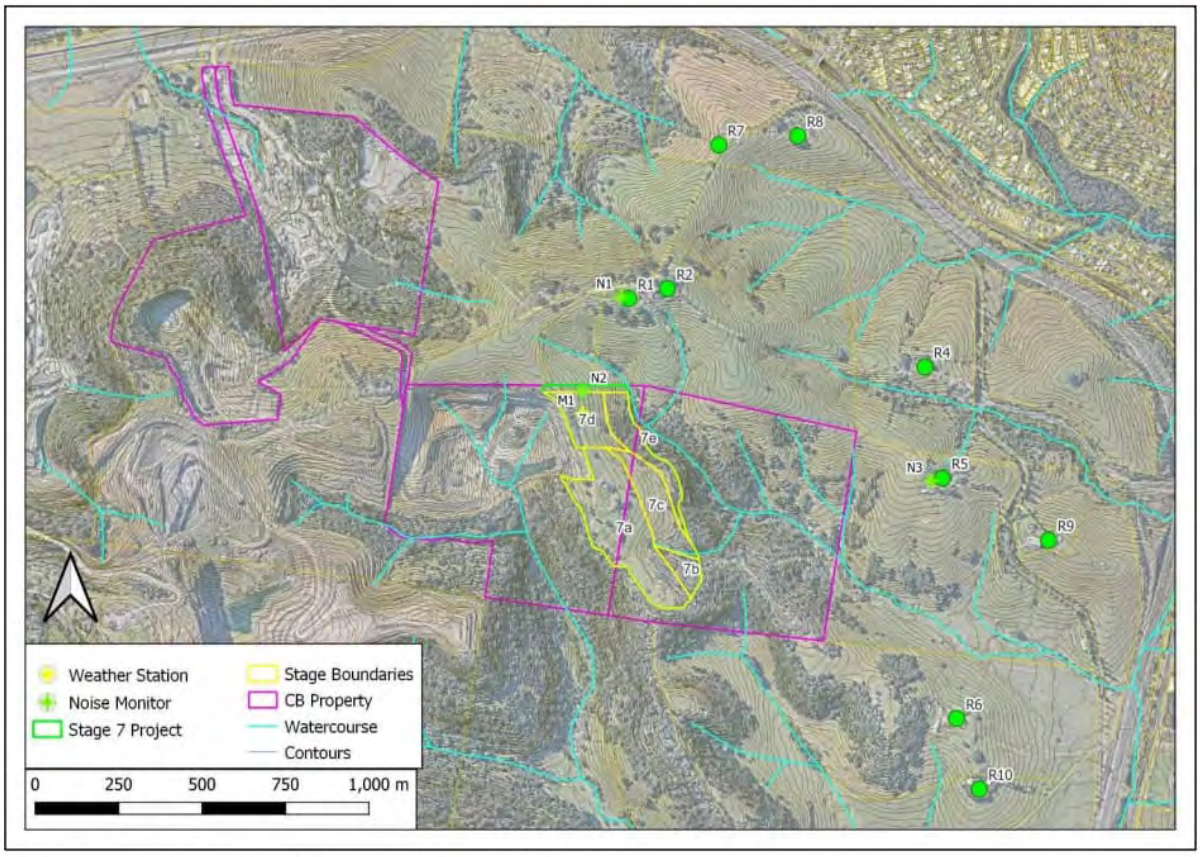
Independent operator-attended noise monitoring locations and criteria are reproduced from the Noise Monitoring Program and shown in **Table 1**.

Table 1: Noise Monitoring Locations and Criteria

Location ID	Monitoring Location	Stage 7a criteria ($L_{Aeq\ (15minute)}$) dB
N1	R1 – "The Cottage" nearest residence to the north of stage 7 extraction area	48
N2	Real time noise monitoring location, at the northern boundary of stage 7 extraction area	52[1]
N3	R5 – "Deer Farm", 42 James Road Croom, nearest residence to the east of the stage 7 extraction area	40
Note: 1 Noise criteria at N2 are based on the relative difference between N2 and N1 at the time of monitoring. See Section 4.0.		

The noise measurement locations in **Figure 1** are reproduced from the Noise Monitoring Program.

Figure 1 Extraction area and monitoring locations



Note: Locations of monitoring equipment are approximate only.

2.0 Measurement Methodology

Noise measurements were undertaken with a Brüel & Kjær 2270 Precision Sound Level Meter (serial # 3008204) with the instrument calibration checked with a G.R.A.S 42 AG calibrator. The instrumentation used during the monitoring programme was designed to comply with the requirements of AS IEC 61672.1-2004 “Electroacoustics - Sound Level Meters” and carried current NATA or manufacturer calibration certificates.

Attended noise measurements were undertaken in the free field with consideration to AS1055:2018 Acoustics – Description and measurement of environmental noise. The sound level meter was programmed to record statistical noise level indices in 15-minute intervals, including the L_{Amax}, L_{A1}, L_{A10}, L_{A90} and L_{Aeq} descriptors. During attended measurements observations were made of contributing noise sources from APQ and any extraneous noise sources influencing the measurements.

3.0 Results

Results of noise monitoring conducted on 19 June 2025 are presented in **Table 2**.

Table 2: Measured Noise Levels, 15 minute dBA

Loc	Time	Weather	Leq	L10	L90	Criteria	APQ contribution $L_{Aeq(15min)}$	Observations and Typical Noise Levels
N1	12:08	Light breeze[1] 1-2m/s, NNW, 16.2 °C	43	44	41	48	<31[3]	APQ inaudible at this location Distant traffic 42-43
N2	11:45	Moderate-breeze[1]. AWS[2] 3m/s, N 15.3 °C	43	44	39	52[4]	41	**Site related noise:** Processing plant was measured at 42-43 and was audible for approximate 10 mins Truck loading was measured at 39-40 and was faintly audible **Other Noise:** Aircraft 48-55 Bird: 42-43 Distant traffic 40-42
N3	12:45	Moderate breeze[1] 3-5m/s, NW, 16.7 °C	52	54	49	40	<39[3]	APQ inaudible at this location Distant traffic 48-54 Aircraft 53-61

Notes:

1. Observed wind at microphone level.
2. Measured at automatic weather station (AWS) 10m above ground level.
3. Site inaudible at these locations, contribution estimated to be at least 10 dB less than the measured background L_{A90} noise level

4.0 Assessment of Measured Noise Levels

Location N1

At Location N1 APQ operations were inaudible, with NNW wind and distant traffic noise from the Princes Highway dominant throughout the measurement. During periods of lower wind activity, APQ site noise remained inaudible, with contribution estimated at 31 dB $L_{Aeq\ 15minute}$, which is below 48 dB $L_{Aeq\ 15minute}$ noise criterion at this location.

Location N2

Given that APQ operations were inaudible at N1 a comparison between the APQ noise levels measured at Location N1with the time-synchronised Site Hive real time noise monitor

at N2 cannot be made. As such the adjustment determined in the previous noise monitoring conducted in November 2024 of +4dB remains applicable.

The attended measurement location for N2 and the Site Hive monitor are within close proximity to one another and the automatic weather station. As such, the observed N wind speeds of 3 m/s are applicable to this measurement.

APQ site noise contribution estimated at 41 dB $L_{Aeq\ 15minute}$, which is below the adopted 52 dB $L_{Aeq(15minute)}$ noise criterion at this location.

Location N3

At Location N3 quarry operations were inaudible, with NW wind and distant traffic noise from the Princes Highway dominant throughout the measurement. During periods of lower wind activity, APQ site noise remained inaudible, with contribution estimated to be below the 40 dB $L_{Aeq\ 15minute}$ noise criterion at this location.