

Albion Park Quarry Community Consultative Committee

Minutes of the Meeting of the Albion Park Quarry CCC

Held on: 23/4/2026 – 11:30am to 12:30pm

At: Cleary Bros Albion Park Quarry

Chaired by: Mr Brian Weir PSM

Attended

Ms Susan Dunster, Figtree Hill Representative

Ms Jasmina Micevski, Shellharbour City Council Representative

Mr David Simpson, Cleary Bros Representative

Mr Mark Hammond, Cleary Bros Representative

Mr Brian Weir PSM (Chairperson)

Apologies

Nil

Declarations of interest

The usual interests being Messrs Hammond and Simpson being employees of Cleary Bros, the Chairperson being paid a meeting fee and Ms Dunster being an adjoining land owner, were declared.

Agenda item discussion

Item 1. Site Visit

All members met at the Albion Park Quarry administration office at 11:30am, where PPE was provided and safety protocols outlined. Members were signed in to the site as visitors, and then assembled into a Cleary Bros vehicle for the site visit. Members passed through the Sales Area, where they observed the material stockpiles as well as the fixed processing plant.

The party then proceeded along the haul road up to the top of the cutting, where they stopped and disembarked for 5 minutes to view site activities within the extraction area. Activities observed included hauling of materials, processing on the quarry pit floor, sieving of blasted rock to create large armour rock, and the land bridge across the pit floor. The location of the proposed haul realigned haul road was noted, and there were discussions around the proposed Biodiversity Stewardship Agreement, including the areas to be included within the offset site. It was also noted that the armour rock sieving had been relocated from the extraction area to the pit floor in recent months to reduce noise impacts from this activity.

The party then continued to Stage 7a area, where they observed the loading area, drilling activities, recently blasted ground, soil bunds and the eastern vegetation screen, and rehabilitation of the quarry benches in the pit. There was significant discussion around the visibility of the Project from residential areas to the east of the site such as Shell Heights and Shell Cove, and the measures that have been implemented to date to minimise the current and future visibility of the site, including the

Albion Park Quarry Community Consultative Committee

staged progression of extraction, rehabilitation of the upper benches, vegetation screens and bunding, and removal of excess overburden from the surface areas. Various questions were asked regarding site activities, which were answered at the time by Cleary Bros delegates.

The party then returned via the cutting to the Pit 1 fill area, where the level of the fill had increased since the last visit. The party was driven on to the current tip area, where they observed a roller compacting the tipped fill material. Cleary Bros explained the source of the fill material, including the Shell Cove sports field development, the Mt Ousley Interchange upgrade, various large high rise construction sites in the Wollongong CBD, and extracted material from drainage works undertaken by Cleary Bros construction division on behalf of Shellharbour Council. It was further explained that Cleary Bros arranges to collect all fill materials to minimise the risk of contamination from uncontrolled tipping. Also noted was the former quarry pit to the east of current fill area on land owned by Figtree Hill, which is proposed to be infilled as part of the proposed modification to SSD10369.

There being no further questions, the party then returned to the meeting room for the scheduled meeting.

Item 2. Welcome

The Chairperson opened the meeting at 12:41pm and welcomed all members and acknowledged the Traditional Owners of the Land on which the meeting was being held and paid his respects to Elders Past, Present and Emerging.

The Chairperson acknowledged the usual declarations of interest being Messrs Hammond and Simpson as employees of Cleary Bros., the Chairperson as paid a meeting fee and Ms Dunster as an adjoining land owner.

There were no matters arising from the site visit.

Item 3. Apologies

Nil

Item 4. Business Arising from previous Minutes dated 18 December 2025

Nil

Item 5. Correspondence

The Chairperson noted correspondence from the Department of Planning, Housing and Infrastructure regarding the Independent Chairperson's responsibility regarding the recording of minutes of CCC meetings and other meeting governance matters.

The Chairperson noted the current process for this CCC, where minutes are initially recorded by the proponent and the Chairperson, and which are then reviewed by the Chairperson, who then approves the minutes for distribution. This system has been operating very successfully

Item 6. Cleary Bros reports and overview of activities

The Chairperson invited Mr Hammond to speak to the report, and invited comment and feedback from committee members on each item in turn.

Albion Park Quarry Community Consultative Committee

Mr Hammond provided the following further updates to the report as submitted.

In relation to Recent and Upcoming Works, Mr Hammond added that the 4th dot point – rehabilitation of the next 40m section of highwall – was completed last week, making approximately 100 metres of highwall rehabilitated since the last meeting.

In relation to Biodiversity, Ms Dunster asked about the status and timing of the Biodiversity Stewardship Agreement (BSA).

Mr Hammond responded that the draft BSA had been lodged with the regulator a few months ago, who provided comments back about a month ago. An updated BSA application was submitted, and a few other minor comments were received from the regulator. These were addressed and a final BSA was submitted last week. Cleary Bros expect the BSA to be signed in the next month, which will then be lodged with the Land Registry Services to be included on the property title.

In relation to the section on Noise, Mr Hammond added that the April monthly noise monitoring was completed last week, with quarry-noise contributions between 45 and 48 dBA across the two 15-minute periods. Mr Hammond also added that noise levels recorded at the real time monitor were lower than that recorded at The Cottage monitoring site, and likely being partially shielded by the pit walls. Mr Hammond added that finding an alternative site that is more representative of noise at The Cottage will be difficult due to the trees near the residences.

In relation to Community Complaints, Ms Micevski queried whether the recent dust complaints related to material tracking on the road.

Mr Hammond responded that they related to dust depositing on residences in Albion Park Rail north of the quarry, and not material tracking, and that Cleary Bros are quick to sweep any spilled material on the public road.

Mr Simpson added that Cleary Bros have a street sweeper based at the Quarry, which is mobilised when required on the East West Link, irrespective of where the spill has come from.

The representatives agreed to receive and note the report.

Item 7. Other Agenda Items

a) Proposed Sale to Heidelberg Materials

Mr Hammond advised representatives that Heidelberg Materials Australia have entered into an agreement to purchase the Construction Materials business from Maas, which includes the Albion Park Quarry. Mr Hammond added that the sale is currently being assessed by the ACCC and Foreign Investment Review Board, and Cleary Bros expect a decision from these agencies around October 2026. If the sale is approved by the agencies, Cleary Bros expect the sale to be finalised in late 2026.

Mr Simpson noted that Heidelberg Materials own the Bass Point Quarry, and provided context on differences between the Bass Point Quarry and Cleary Bros Albion Park Quarry. Mr Simpson continued that it is likely the Bass Point Quarry will continue to focus on internal customers in Sydney, while the Cleary Bros Albion Park Quarry would operate independently continuing to focus on broader local and regional markets.

b) Proposed Development Application – Haul Road Realignment and Lot 4 Fill Area

Albion Park Quarry Community Consultative Committee

Mr Hammond verbally advised that Cleary Bros were progressing a modification application to the Stage 7 development consent SSD10369, for the realignment and widening of the current haul road and also for the import of fill material into the old quarry pit near Pit 1 on the neighbouring property. Cleary Bros has prepared a conceptual design and advanced all specialist environmental studies for the proposed modification, and expects to lodge the Modification Report in May or June 2026.

Mr Hammond noted that he has expressed an interest in meeting with Shellharbour Council planning and technical staff in coming weeks to discuss the proposal in depth prior to the finalisation and lodgement of the modification application. Once finalised, the Modification Report will be placed on public exhibition and government agencies and Council invited to provide comment. It will be assessed by the NSW Planning team, which is the same team who assessed the original application for Stage 7.

Ms Micevski noted best practice guidelines require proponents to consult with Council prior to lodging applications.

Mr Hammond acknowledged this and added that Cleary Bros were waiting on Council to confirm availabilities.

There were no other agenda items.

Item 8. General Business

Community Representative vacancies.

The Chairperson reiterated the NSW Planning position on the need for two community representatives on the committee. The Chairperson noted that they were actively looking for new members to the CCC.

No further general business was raised by any members.

Item 9. Next Meeting

Mr Hammond suggested that the next meeting be held on Thursday August 27, 2026 at 1:00pm at the Albion Park Quarry.

Meeting concluded 1:10pm

Action Items

Action	Responsible	Status

Other comments

Nil

Upcoming meetings

August 27 2026 1:00pm at the Albion Park Quarry.

Item 6 – Albion Park Quarry CCC Meeting 23rd April 2026

Cleary Bros reports and overview of activities

Progress of the project

Cleary Bros are currently extracting rock from Stage 7a. In FY26 to the end of March 2026, 622,829 tonnes of hard rock products were extracted and transported from the site. Production going forward is expected to continue to increase to an annualised rate around 850,000t. Site-won production has been supplemented with purchases of raw and processed material from other quarries in recent months to meet customer demand and balance material stocks. In addition, 153,158 tonnes of clean fill material was imported to the Pit 1 area (Storage Area) in FY26 (to the end of March) for rehabilitation of the quarry void.

Recent Works

Since the last meeting in December 2025 the following works have been undertaken:

- Seeding of topsoil stockpile along eastern boundary of Stage 7a.
- Extension of fencing around southern boundary of current footprint to allow continued extraction in Stage 7a.
- Relocation of topsoil and overburden materials to the pit floor during the favourable weather period and to reduce visibility of the project from the east.
- Drilling, blasting, and extraction of the hard rock resource from Stage 7a.
- Rehabilitation of the next ~60m section of uppermost quarry highwall (western face), including overburden and topsoil placement, rock armouring, and planting of seedlings.
- Site visit with regulators for the proposed Biodiversity Stewardship Agreement, and update of proposal to address their feedback.

Upcoming works include:

- Finalisation of the Biodiversity Stewardship Agreement.
- Additional tubestock planting of the Stage 7a amenity bund.
- Commencement of the eastern ridge vegetation screen.
- Rehabilitation of the next ~40m section of highwall on the western side of Stage 7a.

Site visit

A site visit is to be held prior to the meeting.

Monitoring and environmental performance

Air Quality

The HVAS records dust particles that are suspended in the air and are smaller than 10 micrometers, which is referred to as particulate matter (PM₁₀). The rolling annual average has decreased slightly from 15.1 µg/m³ as reported in the December meeting to 14.6 µg/m³ at the end of February 2026, which is below the criteria of 25 µg/m³. There have been no exceedances of the 24-hour incremental criteria (of 50 µg/m³) since the last meeting.

Cleary Bros has operated the three real time particulate dust monitors in line with the Air Quality Monitoring Program. All monitors are currently operating well and providing alerts in the event of elevated levels of particulate matter.

Cleary Bros has continued to implement various controls to minimise air quality impacts, including the operation of one large water truck at all times and a second smaller water cart on demand. Recent improvements have focused on the processing area, with improvements made to covers and water sprays on crushing and screening equipment to reduce dust generation at the source.

Biodiversity and Visibility

No clearing of vegetation has been undertaken since the last meeting, other than areas of exotic pasture (grass). There is likely to be a small amount of clearing in the southern part of the Stage 7a area in the next 12 months, once additional biodiversity credits for this area have been retired.

Since the last meeting, a further 60m of the uppermost bench of the western highwall of Stage 7a has been rehabilitated. Approximately 1.5 metres of overburden and 30cm of topsoil was placed on the bench. Armour rock was then placed along the edge, and 385 tree and shrub tubestock of *Eucalyptus tereticornis* and *Melaleuca armillaris* were planted across the bench. An additional 30 mature (300mm pots) *Acmena smithii* were planted along the bench as a trial to assess the effectiveness of using more mature plants. Planting was

timed in February ahead of forecast rainfall, and monitoring over the past month has showed almost 100% survival, with most plants with new growth. Monitoring of sections of this bench further north (rehabilitated last year) continue to show good survival and growth of planted trees and shrubs. There is a significant amount of annual weeds growing in this section from summer growth, however the planted trees and shrubs are emerging from the weeds and will start to shade them out with continued growth next summer. No further works are required in the planted section of the bench at this time.

Since the last meeting, a large quantity of topsoil and overburden has been relocated to the base of the pit, to remove it from sightlines from the east and free up areas for continued extraction. A low bund has been created along the eastern limit of Stage 7a inside the existing vegetation screen, and this bund seeded with a grass seed mix. Plant growth within the northern and Stage 7a vegetation screens is good, with planted trees and shrubs continuing to grow at a density that will provide a continuous screen in most areas. There are some small sections of both screens where replacement plants are required and which will be planted over the next month subject to suitable weather.

Blasting

All blast results since the last meeting have complied with vibration and air overpressure limits of the Development Consent. The average airblast overpressure (noise) for FY26 to date at 'The Cottage' recorded as 107.2 dB(L) and the maximum since the last meeting is 109.4 dB(L). FY26 (to date) average blast vibration at 'The Cottage' is 1.07 mm/s and the maximum since the last meeting is 0.77 mm/s. Cleary Bros also monitors blast emissions on the eastern boundary of the Cleary Bros property. The average and maximum airblast overpressure for FY26 at this site is 102.4 dB(L) and 108.4 dB(L) respectively. The average and maximum vibration for FY26 at this site is 1.96 mm/s and 3.17 mm/s respectively.

Cultural Heritage

There have been no further works related to cultural heritage since the last meeting.

Noise

Since the last meeting, Cleary Bros has undertaken monthly noise monitoring of surface activities on 4/12/2025, 28/1/2026, 25/2/2026, and 11/3/2026. On each occasion, the noise levels at the nearest sensitive receiver were measured for 2 x 15-minute intervals. For the December, January, and March monitoring events, the quarry was inaudible or faintly audible only during the monitoring intervals. For the February monitoring event, noise from the quarry was clearly audible (dozer near surface, excavator loading trucks, and haul trucks driving) and formed a part of the background noise environment, with quarry noise levels of 45 dBA and 44 dBA for the two intervals.

The real time noise monitor continues to record noise levels at the northern boundary of Stage 7 and is configured to send alerts when noise levels are exceeded.

Water Management

Cleary Bros have implemented the surface water and groundwater monitoring programs in line with the approved Water Management Plan. Monitoring of groundwater and surface water was most recently undertaking in March 2026, with the next round scheduled for September 2026. There are no current or emerging issues associated with water management.

Community Complaints

Cleary Bros have received three community complaints since the last report, two of which relate to dust and air quality, and one which relates to vibration as a result of blasting. Cleary Bros have investigated each complaint and reviewed dust control measures, making targeted improvements as described earlier in the report.

Community Engagement

Cleary Bros were a major sponsor of the Kiama 7s rugby tournament recently held in Kiama. Cleary Bros is currently recruiting for two new community representatives to join the committee.

Information provided to the community and any feedback

The Cleary Bros website is regularly updated to ensure all required information is current, including approvals, management plans, and environmental monitoring data.

Cleary Bros recommend the above report is received and noted by the CCC
Signed: Mark Hammond (Environmental Officer) 9/4/2026