

# Gerroa Sand Resource Community Consultative Committee

## Minutes of the Meeting of the Gerroa Sand Resource CCC

Held on: 12/2/2026 – 10:40am to 12:29pm

At: Cleary Bros Gerroa Sand Resource

Chaired by: Mr Brian Weir PSM

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### Attended

Mr Kel Sekulic, Community Representative

Mr Stephen Brazier, Community Representative

Mr Brian Weir, Chairperson

Mr David Simpson, Cleary Bros Representative

Mr Mark Hammond, Cleary Bros Representative

Ms Emma Purser, Cleary Bros Leading hand, Observer

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### Apologies

Mr Warren Holder, GEPS Representative

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### Declarations of interest

The usual interests being Messrs Hammond and Simpson being employees of Cleary Bros, and the Chairperson being paid a meeting fee, were declared.

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### Agenda

#### Item 1. Site visit

All attendees met at the site office.

All attendees completed a visitor induction including safety protocols.

Attendees were asked what issues they would like to inspect. Mr Sekulic suggested the processing area and dredging area, as well as the vegetation screen planting area. Mr Brazier agreed and additionally suggested the track along the eastern side of the old dredge pond parallel to the main road.

The inspection then commenced. All attendees were driven around the southern then eastern side of the old dredge pond following the access track running parallel to the main road through Conservation Area 1.2 (Site 1). Attendees observed the lantana control undertaken since the last meeting, and the regrowth of lantana in this area in recent months. The following matters were discussed at this location.

Mr Brazier asked what methods were being used by Lone Fig to control lantana.

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Mr Hammond responded that we believed it was cut and painted where possible, but some areas may have been sprayed where access was difficult.

Mr Brazier observed shell material while driving along the eastern track and asked if this was a midden.

Mr Hammond noted this is Conservation Area A as marked by the steel pickets.

Mr Brazier asked what was the significant find reported in the Independent Environmental Audit report.

Mr Hammond replied that this likely referred to an axe head that was found during test excavations in the modification area near the Conservation Area C. Mr Hammond added that it was likely that this area was a toolmaking site, due to amount of flakes and detritus observed in test pits.

Mr Brazier asked if Jerrinja were involved in the works.

Mr Hammond responded that Jerrinja were involved in all test pit investigations under the supervision of an archaeologist.

All attendees were driven to the processing plant and around the product sand stockpile where attendees observed the processing plant running with washed sand being placed on the top of the product stockpile (Site 2).

The following matter was raised at this location.

Mr Brazier asked about the pumps in the processing area.

Mr Hammond responded that sand slurry from the new dredge pond was supplemented with water pumped from the eastern side of the processing area, with excess water returned to the old dredge pond. Water was then pumped from the old dredge pond back to the new dredge pond to balance water levels in the ponds.

Attendees were then driven through Conservation Area 1.1 to the current dredging area (Site 3). Attendees left the cars for a short while to observe the dredge which was operational at the time. The following matters were discussed at this location.

Mr Hammond pointed out the topsoil stockpile that had been created with soil stripped ahead of dredging.

Mr Hammond also pointed out the drill rig that was drilling to the west of the access road within the Modification 1 area.

Mr Sekulic asked about the depth of the sand.

Ms Purser responded that it was as shallow as 3m to the east and deeper on the eastern side at around 7m, and that it had been deeper further north. Ms Purser added that the dredge had reached the limits around the north, and was progressing back and forth along the southern face.

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Mr Hammond explained the planned establishment of an internal bund once the dredge was in the southern half of the site, with the northern flood bunds to then be reshaped and rehabilitated.

Mr Brazier asked how this area would be revegetated.

Mr Hammond replied that weeds would be controlled to allow natural recruitment in the first instance, and that if there wasn't success with this, the banks would be planted.

Attendees returned to the cars and were driven to the screen planting area on the western side of the Modification 1 area (Site 4). Attendees left the cars for a short while to view the plantings in the vegetation screen area. The following matters were discussed at this location.

Mr Brazier asked where the significant cultural find was found.

Mr Hammond pointed out the approximate location (which was close to the bund around the boundary of the site).

Mr Sekulic noted that plants within the screen area were generally confined to the tree guards.

Mr Brazier noted measures that had been adopted in a nearby site on a Council reserve, using a higher plastic mesh pegged in to prevent further grazing and plants outgrew the tree guards.

Mr Hammond noted that deer had generally been observed in the areas to the north of the Modification 1 area, as well as in the paddock at the southern end of the Modification 1 area.

Ms Purser noted that contractors were planning to come next week to shoot the feral deer.

Attendees were then driven back through the site to the site office for the scheduled meeting.

The meeting commenced at 11:53am.

### Item 2. Welcome and Apologies

The Chairperson opened the meeting and welcomed all Attendees 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 apology received from Mr Holder.

### Item 3. Business Arising from previous meetings dated 28 August 2025.

The Chairperson invited discussion on matters arising from the site visit.

No further matters were raised.

### Item 4. Correspondence

The Chairperson noted correspondence received by the CCC in relation to the Independent Environmental Audit, and the Modification 2 application being placed on public exhibition.

Mr Sekulic requested a hard copy of the Independent Environmental Audit report.

### Item 5. Cleary Bros reports and overview of activities

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

Mr Hammond noted an error in Cleary Bros report for the meeting – the sand production figure had not been updated since the last report. Sand production for FY26 to the end of January 2026 should have been reported as 60,047t.

In regards to Figure 1 of Cleary Bros report, Mr Brazier asked what the different colours represented.

Ms Purser responded that each colour represents a different days work.

Mr Brazier asked whether the lines running along the roads represent where they have done work or just driven along them.

Ms Purser responded that she couldn't be sure, however they have at times sprayed emerging weeds along the roadsides.

Mr Brazier asked how they know where they have been.

Mr Hammond responded that they used a GPS tracker to track where they'd been.

Mr Brazier noted comments in the report that weed control has been undertaken weekly and that it has shown an improvement recently, however will need to be continued to get on top of the lantana. Mr Brazier also acknowledged Cleary Bros commitment to control the feral deer on the site, and that it would be important for reducing impacts of deer in the national park.

No further matters arose that had not previously been dealt with during or following the site visit.

### Item 6. Other Agenda Items

#### a) Subdivision of Cleary Bros Gerroa property holdings:

Mr Hammond referred to the business papers provided prior to the meeting providing an update to the subdivision of the Cleary family property holdings at Gerroa.

Mr Sekulic asked about the ownership of Maas and how it relates to the site.

Mr Hammond briefly explained that Regional Quarries and Concrete Pty Ltd was a company comprising all the Cleary Bros quarry and concrete operations, which was part of the Construction Materials division within Maas Group Holdings, and listed some of the other companies within the Construction Materials division.

Mr Hammond also advised of the announcement last week that Heidelberg Materials Australia is acquiring the Construction Materials division of Maas, which includes the Cleary Bros Gerroa Sand Resource. Heidelberg may be better recognised by their former trading name Hanson and have concrete plants nearby as also the Bass Point Quarry.

Mr Simpson added the companies expect the sale to be completed in the 2<sup>nd</sup> half of 2026. The next 2-3 years will likely include back end improvements and integration such as software upgrades, but was not expecting any other significant changes. Mr Simpson further noted that it is expected the Cleary Bros brand will be retained, but with the support and help of a larger company.

#### b) Modification 2 application

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Mr Hammond referred to the business papers provided prior to the meeting providing an update to the Modification 2 application.

Mr Hammond added that feedback on the Submissions Report has been received by Kiama Municipal Council and the NSW DCCEEW-Water Division, and yet to be received from Shoalhaven City Council and National Parks and Wildlife Service. Once all further feedback has been received, Cleary Bros will respond to any matters raised.

## Item 7. General Business

Mr Brazier asked about the payment of the fee referred to in the Independent Environmental Audit report.

Mr Hammond responded that the column of the report in question relates to the evidence viewed by the auditors, and in this case is for the receipt of the payment of the application fee for the Planning Agreement when lodged on the Planning Portal.

Mr Brazier tabled minutes from the parliamentary proceedings regarding a question to the Planning and Public Spaces Minister in May 2025, which included a commitment from the Department of Planning to finalise the Planning Agreement by the end of 2025.

Mr Hammond responded that Cleary Bros had attempted to contact the legal team within the Department of Planning to progress the Planning Agreement without success.

No further general business was raised by any attendees.

## Item 8. Next Meeting

Mr Hammond suggested and it was agreed that the next meeting be held on August 27, 2026.

Meeting concluded 12:29pm

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## Action Items

Action	Responsible	Status
Mr Hammond to provide Mr Sekulic with a hard copy of the Independent Environmental Audit report	M Hammond	

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## Other comments

Nil

Upcoming meetings

August 27, 2026 10:30am at the Gerroa Sand Resource office.

## Item 5 – Gerroa Sand Resource CCC Meeting 12<sup>th</sup> February 2026

### Cleary Bros reports and overview of activities

#### Progress of the Project

Total sand transported from the Gerroa resource in FY26 to end of January 2026 is 60,047 tonnes. Cleary Bros continues to supplement the Gerroa sand supply with manufactured sand produced at our Albion Park Quarry. Production rate is expected to continue at the upper production limit of 80,000t/year, with additional sand required to be purchased in the event Modification 2 is not approved. Sand is currently being produced from the modification area.

Since the last regular CCC meeting in February 2025, the following key development activities have been undertaken:

- Extension and raising of flood bunds following survey of height.

#### Site Visit

A site visit is planned to be undertaken prior to this meeting.

#### Monitoring and environmental performance

##### Meteorology

Automatic weather station (AWS) is currently operating well. Rainfall recorded for 2026 was 1484mm. This is fairly close to average, however rainfall was very heavily skewed to the first 8.35 months of the year, with only minor falls in the latter part of the year. A manual rain gauge has been located near the weather station since September 2026 and checked where possible, however the infrequent rain has made comparisons difficult. We will continue to track this going forward.

##### Noise

Noise monitoring was last undertaken in July 2025. Quarry operations were inaudible at all monitoring sites for the period of monitoring. Trucks transporting sand from the quarry site were audible at one of the monitoring points, however represented minor contributions to the overall noise levels. All measurements of noise associated with quarry operations including road transport were within the criteria of the Development Consent.

The next noise survey is due in winter 2026.

##### Air Quality

Average annual dust levels in all gauges are currently below the historical averages for each site with the exception of gauge 1A which is above average. Dust gauges 1A, 2A, and 4A are averaging 4.0g/m<sup>2</sup>/month, 1.0g/m<sup>2</sup>/month, and 0.7g/m<sup>2</sup>/month respectively for the previous 12-month period.

All measurements of air quality are within the criteria of the Development Consent and Environment Protection Licence for the Quarry.

##### Surface Water and Acid Sulphate Soils

All monitoring of surface waters have been in accordance with the Development Consent.

The dredge ponds have varied between a pH of 6.5 and 7.8 in 2025, reflecting neutral acidity. Alerts are in place for the automatic monitoring stations to record any low readings, as well as to provide alerts in the event of low water levels in the new dredge pond that may lead to oxidation of acid sulphate soils.

Water levels for the existing pond has remained fairly high throughout 2025 following the higher rainfall in the year, with a slow decline in water level observed in the latter half of the year. The water level in the new dredge pond has continued vary on a daily basis in response to dredging and replenishment.

The Blue Angle Creek floodgate surface monitoring site continues to vary considerably due to a rainfall runoff and tidal influences. Water levels change significantly following rainfall, with smaller daily changes distinguishable, which are related to the effects of ocean tides. pH levels at this site often vary by 1 pH unit daily due to tidal influences.

Monitoring of the processed sand continues to show relatively low levels of oxidisable sulphur in the modification area. Monthly sampling of the five surface water monitoring sites has shown concentrations of some dissolved metals above the interim trigger values for individual months, however these are generally associated with the upstream and downstream Blue Angle Creek monitoring sites and reflect the baseline for these sites.

##### Groundwater

All groundwater monitoring has been in accordance with the Development Consent.

Borehole levels have varied considerably in the past 12 months, with water levels across the site very high in early September, before dropping back to more typical levels in recent months. This is in line with rainfall patterns observed over the same period.

Groundwater quality is relatively stable, with a brackish influence noted in the bores close to Blue Angle Creek northeast of the new dredge pond, as well as the background bore located approximately one kilometre west of the new dredge pond. Higher salinity levels have been recently observed in the new borehole immediately west of the new dredge pond, consistent with that recorded in the bore immediately east of the new dredge pond.

#### **Rehabilitation and Revegetation**

Rehabilitation works are now in the maintenance phase.

Cleary Bros continue to engage specialist bush regeneration contractors from Lone Fig Environmental to undertake weed control works on a weekly basis. They have now covered a large part of the Conservation Areas (refer Figure 1). While their focus is on lantana control, they are also addressing other incidental weeds which they come across. Cleary Bros will continue to engage Lone Fig Environmental in the short term undertaking this primary control work, with a likely reduction in resources required once moving to secondary control of weeds.

Cleary Bros have been in discussions with DPI regarding the control of deer on our property. From these discussions and through trail camera footage, we have identified that there is a small population of deer that use the northern extent of the property. Further to this, we have engaged a specialist deer shooter through a DPI program to remove the deer, which will likely be undertaken over the coming months.

Ongoing management of all areas continues based on the advice provided in the quarterly internal inspections and annual inspections by an ecologist.

#### **Community Complaints**

No community complaints have been received since the last CCC meeting.

#### **Information provided to the community and any feedback**

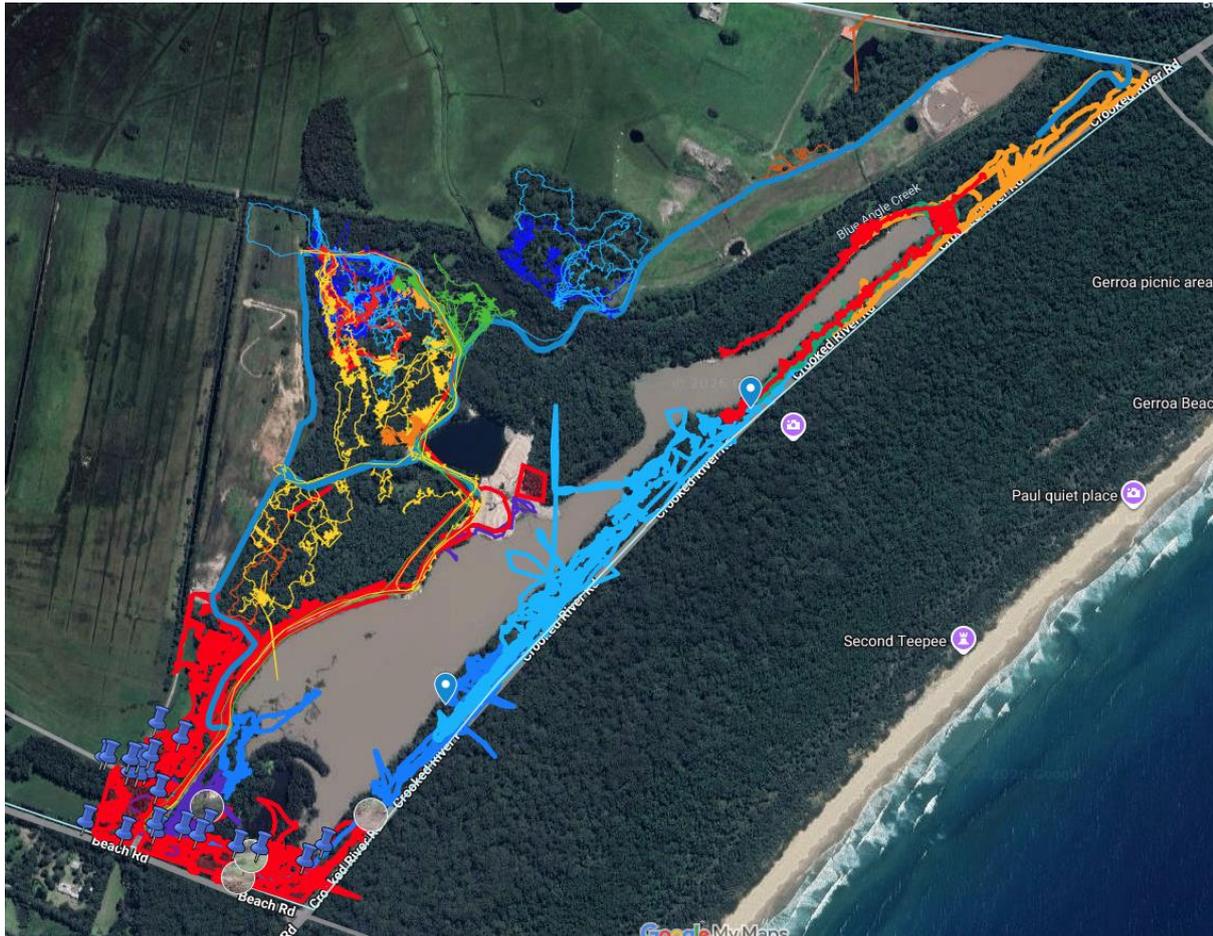
The Cleary Bros website is regularly updated to ensure all required information is current, including approvals, management plans, and environmental monitoring data.

**Cleary Bros recommends the above report is received and noted by the CCC.**

**Signed: Mark Hammond (Environmental Officer)**

**11/2/2026**

**Figure 1 – track map of weed control works since July 2025**



**Agenda Item 6a) – Subdivision of Cleary Bros Gerroa property holdings**

The subdivision application was approved generally consistent with what was proposed by both Kiama and Shoalhaven Councils in September 2025. Cleary Bros are currently waiting for Bombo Operations Pty Ltd (as the Cleary family company which is progressing the subdivision), to complete surveying and other minor works approved by the subdivision prior to the registration of the subdivision.

## **Agenda Item 6b) – Modification 2 application – proposed production uplift**

Cleary Bros have submitted a modification application to increase the transportation limit of the site from 80,000t to 120,000t per year, representing a 50% increase in the maximum transportation rate. No other changes to site operations are proposed, with no changes to the footprint or current conservation strategies.

The application was placed on public exhibition for 3 weeks in October/November 2025, with a range of submissions received from government agencies, local councils, interest groups, and individuals.

Cleary Bros considered all submissions received, and lodged a Submissions Report to the Department of Planning, Housing and Infrastructure (DPHI) in January 2026.

At the time of preparing this report, Cleary Bros are waiting on feedback from the DPHI on the Submissions Report.