

Gerroa Sand Resource Community Consultative Committee

Minutes of the Meeting of the Gerroa Sand Resource CCC

Held on: 28/8/2025 – 10:33am

At: Gerroa Fishermans Club, Gerroa

Chaired by: Mr Brian Weir PSM

Attended

Mr Kel Sekulic, Community Representative

Mr Stephen Brazier, Community Representative (by phone)

Mr Warren Holder, GEPS Representative

Mr Todd Kalajzich, Cleary Bros Representative

Mr Mark Hammond, Cleary Bros Representative

Ms Emma Purser, Cleary Bros (Observer)

Apologies

Ms Bethany Sheehan, Shoalhaven City Council Representative

Declarations of interest

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

Agenda item discussion

Item 1. Welcome and Apologies

The Chairperson opened the meeting 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 Kalajzich as employees of Cleary Bros, the Chairperson as paid a meeting fee.

Item 2. Business Arising from previous meetings dated 13 February 2025

The Chairperson advised that no feedback has been received from DPHI regarding the Annual Report on the operation of the CCC as yet. As it is now 3 months after lodgement, we should assume it has been accepted.

The Chairperson noted that Shoalhaven City Council will be proposing the appointment of Ms Bethany Sheehan to the committee as the permanent representative of Shoalhaven City Council.

Item 3. Correspondence

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No correspondence sent or received.

Item 4. 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.

Mr Hammond stated that there were no further updates to the report as submitted.

In regards to the section on meteorology, Mr Sekulic noted his surprise that the rainfall was consistent with Kiama BOM, expecting it based on his local observations to be significantly higher over that same time period.

Mr Hammond noted the weather station was currently operating well, and that the rain gauge had been calibrated about 6 months ago. Following further discussion, Mr Hammond committed to installing a manual rain gauge near the weather station for the foreseeable future.

Mr Sekulic advised that the rain gauge would need to be checked daily to ensure accuracy.

Ms Purser noted that this can be undertaken as part of the site's daily checks.

In regards to the section on surface water and acid sulphate soils, Mr Sekulic asked what the new company had planned for the flood gates on Blue Angle Creek.

Mr Hammond responded that he was not aware of any changed plans for the flood gates, and that this matter had likely not been considered as yet by the new owners.

In regards to the section on rehabilitation and revegetation, Mr Hammond showed all present a map on his laptop computer showing the latest weed control maps, which showed weeds had now been treated along the full eastern side of the site.

Mr Purser added that the current aim is to get the weeds to a state where only maintenance is required.

Mr Sekulic enquired about the grazing pressures from kangaroo and deer.

Mr Hammond that he had not inspected the vegetation screen plantings for a couple of months, but on last inspection the tree guards were allowing the plantings to grow rapidly within the guard, although still being pruned by grazers. The wildlife camera had mostly picked up kangaroos, with minimal observations of deer at this time.

Mr Brazier reiterated his concern of deer potential moving through into the adjoining national park, and what measures could be taken by Cleary Bros to limit this risk.

Mr Hammond acknowledged the concerns of Mr Sekulic and Mr Brazier, and proposed to take this matter offline for further consideration by Cleary Bros, with an update to be provided at the next meeting.

No further queries were raised by members in relation to the Cleary Bros report.

The representatives agreed to receive and note the report.

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Item 5. Other Agenda Items

a) 2024/25 Gerroa Sand Resource Annual Review

All representatives acknowledged they had received a copy of the Annual Review. Mr Brazier requested a hard copy of the report. Mr Hammond agreed to send Mr Brazier a hard copy.

b) Voluntary Planning Agreement progress update

Further to the report, Mr Hammond stated that he had contacted the Department of Planning representative on 25 August 2025 to enquire as to the progress of the Department's assessment of the VPA. The Department advised it was still under review by their legal team, and as such wasn't able to provide any further indication of timing at this stage.

c) Subdivision of Cleary Bros Gerroa property holdings - update

Mr Hammond advised that there were no further developments from the report, and that the application remains under assessment by both Councils.

Mr Sekulic asked what the writing said in the plan accompanying the meeting report. Mr Hammond noted that it was difficult to read reduced to this scale, and would provide a larger copy of the plan to Mr Sekulic.

d) Modification 2 application – proposed production uplift

Further to the report, Mr Hammond advised that a Modification Report has been submitted to the Planning Portal for consideration. It is expected that the Department will review, and then place on public exhibition for a 4 week period. Mr Hammond stated that he would notify all CCC representatives when it is placed on exhibition, so that they would have a chance to review and respond if they chose.

Mr Hammond further stated that following the exhibition period, Cleary Bros would be required to review and respond to any submissions made. This would be provided to the Department along with an updated Modification Report for consideration.

Mr Sekulic asked why Cleary Bros were seeking an increase to the production limit.

Mr Hammond advised that the demand for fine sand from Cleary Bros concrete plants in recent years was greater than the production limit, and so additional sand had to be secured from other suppliers. Mr Kalajzich reiterated that the additional sand coming from the Southern Highlands in recent months had come from further away and at an added cost, and that the proposed production increase was intended to ensure Cleary Bros has enough sand to meet the needs of the concrete plants going forward.

Mr Holder asked whether slag is being used in Cleary Bros concrete plants.

Mr Hammond responded that ground slag was being used as a cement replacement, but that slag-based aggregates were not being used by Cleary Bros.

Mr Kalajzich noted that manufactured sand continues to be used in the concrete plants to reduce the quantity of fine sand required in concrete mixes.

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Mr Hammond noted that Cleary Bros were using as much manufactured sand as possible in the mixes to reduce the demand on Gerroa Sand, but due to the poor shape of the manufactured sand and the water demand of it, there were limits on how much could be used without impacting concrete quality.

The committee noted the information provided in items 5a, 5b, 5c, 5d of the report.

Item 6. General Business

Mr Brazier asked what the future of the cleared currently grazed areas

Mr Kalajzich responded that there is no intention of Maas introducing cattle, however speculated that it may be provided for agistment. Has not been considered at this time.

No further general business was raised by any members.

Item 7. Next Meeting

Mr Hammond suggested that the next meeting be held on Thursday February 12, 2026, and include a site visit.

Meeting concluded 11:14am

Action Items

Action	Responsible	Status
Mr Hammond to install a manual rain gauge near the site of the weather station for comparison	Mr Hammond	
Cleary Bros to report back at the next meeting on any measures proposed to control feral deer on the property	Mr Hammond Mr Kalajzich	
Mr Hammond to send Mr Brazier a hard copy of the Annual Review	Mr Hammond	
Mr Hammond to provide Mr Sekulic with a larger version of the proposed plan of subdivision.	Mr Hammond	

Other comments

Nil

Upcoming meetings

Thursday February 12 2026 10:30am at the Gerroa Sand Resource site office. Please wear enclosed shoes, long sleeve shirt and long pants.

Item 4 – Gerroa Sand Resource CCC Meeting 28th August 2025

Cleary Bros reports and overview of activities

Progress of the Project

Total sand transported from the Gerroa resource in FY25 was 79,968 tonnes. Cleary Bros continues to supplement the Gerroa sand supply with manufactured sand produced at our Albion Park Quarry. Additional fine sand was sourced from 3rd parties in May and June 2025 to ensure production did not exceed production limit. Production rate is expected to continue at the upper production limit of 80,000t/year. 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:

- Upgrade of all water monitoring stations with hard-wired pH sensors to improve reliability.
- Replacement of faulty temperature and solar radiation sensors on the weather station.
- Planting of additional 600 *Casuarina glauca* in the vegetation screen area, to replace plants lost to flooding and grazing pressures.
- Installation of biodegradable tree guards around the seedlings in the screen planting zone.

Upcoming development and related works include:

- Catalogue and analysis of artefacts recovered during salvage program.

Site Visit

A site visit was held last meeting. No site visit is planned for this meeting.

Monitoring and environmental performance

Meteorology

Automatic weather station (AWS) is currently operating well. Rainfall recorded for 2025 to 31 July 2025 was 952mm. This is above average, however comes after a very dry 2nd half of 2024. These measurements are generally consistent with the Kiama Bureau of Meteorology weather station, which recorded 941 mm over the same period.

Noise

The 2025 winter noise monitoring was undertaken in June 2025. Quarry operations were inaudible at all monitoring sites for the period of monitoring. Trucks transporting sand from the quarry site were audible at two 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. Dust gauges 1A, 2A, and 4A are averaging 1.2g/m²/month, 1.5g/m²/month, and 0.3g/m²/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 both ponds have followed rainfall trends, while the new dredge pond shows some small scale variability linked to dredging and return water transfers.

The Blue Angle Creek floodgate surface monitoring site has shown considerable variability since installation of the station, due to a combination of 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.

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 reflect the baseline for these sites. Dissolved oxygen concentrations have also regularly measured below the interim

trigger levels for both the upstream and downstream monitoring sites on Blue Angle Creek, which represents the background environment of this watercourse.

Groundwater

All groundwater monitoring has been in accordance with the Development Consent. Borehole levels have been mostly consistent across the monitoring network since the last meeting with a significant increase in water levels since the March 2025 monitoring event due to the increased rain.

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. A reduction in the salinity of many of the other bores has been observed in the past 6 months with the greater influx of rainwater over this time.

Rehabilitation and Revegetation

Rehabilitation works are now in the maintenance phase. The current priorities have been updated in the revised Landscape and Rehabilitation Management Plan now approved and will direct works over the next 5 years.

Biodegradable tree guards were placed around each seedling within the vegetation screen zone in March 2025, as seedlings were found to have been heavily grazed by kangaroos (verified by a trail camera). This has been very successful, with seedlings growing well within the tree guard. Once well established, the tree guard will break down over time allowing the continued emergence and growth of the tree (refer Figure 1). Cleary Bros have engaged specialist bush regeneration contractors from Lone Fig Environmental to undertake weed control works since the start of July. A small team has undertaken weekly control works around the southern and eastern extents so far, and will continue north throughout coming months. The results of the early works are very promising as can be observed from the Gerroa and Beach roads, with a noticeable thinning and yellowing of remaining lantana evident. The areas covered by the workers are also electronically tracked, allowing for an improved understanding of areas covered (refer Figure 2). Additional weed control works have been undertaken by Goodbush for the new vegetation screen and Zone 2A.1 since the previous CCC meeting, however the improved availability of Lone Fig to undertake weed control on site will likely dictate future contractor usage.

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)

8/8/2025

Figures



Figure 1 – Western Tree screen with biodegradable tree guards installed, March 2025

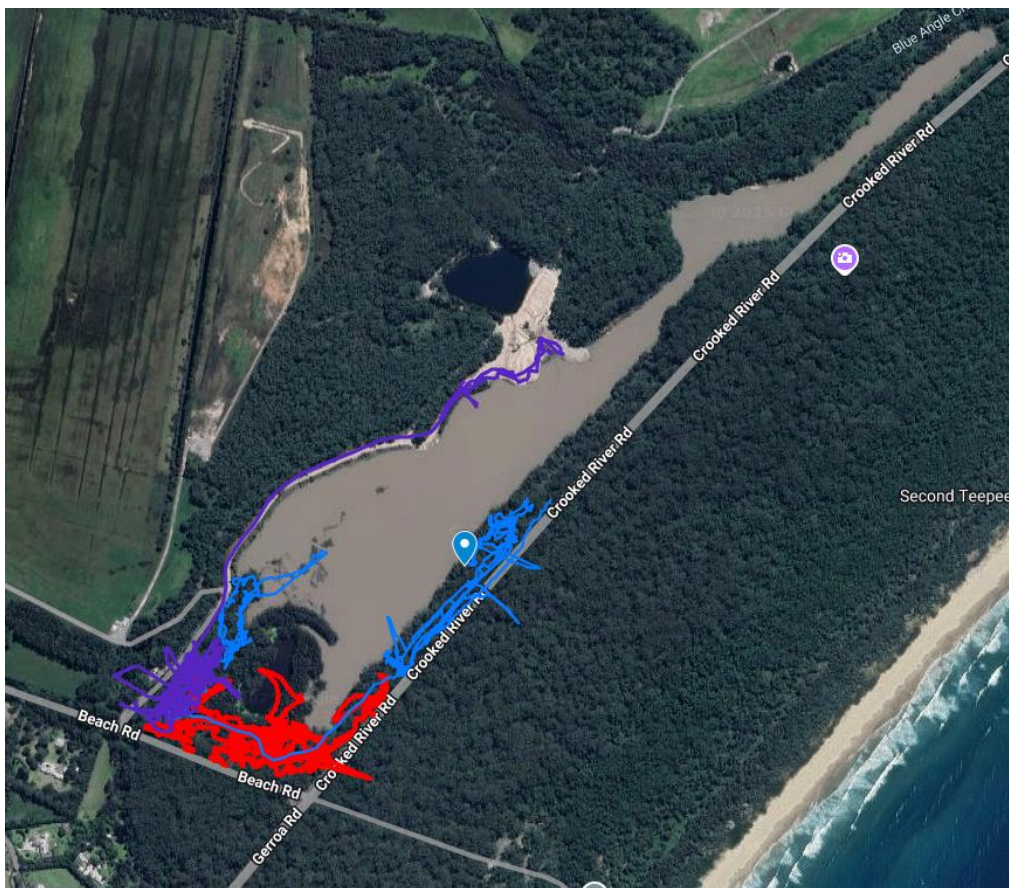


Figure 2 – track maps of weed control works in July 2025 (to 22/7/2025) by Lone Fig Environmental. Each colour represents a different day of work.

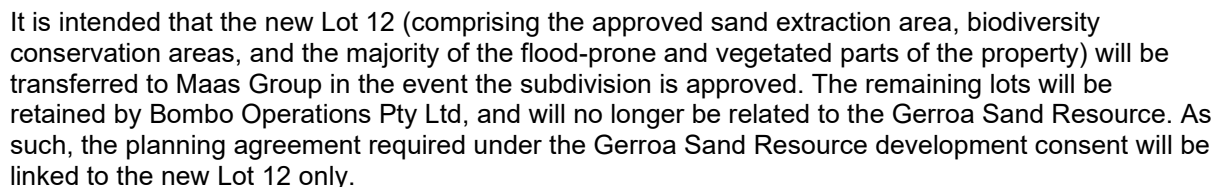
Agenda Item 5b – Voluntary Planning Agreement progress update

Since the last CCC meeting, the following actions have been taken to progress the Voluntary Planning Agreement required under the Development Consent:

- Representatives of Bridon Pty Ltd / Bombo Operations Pty Ltd (as the current landowner) and Regional Quarries & Concrete Pty Ltd (Cleary Bros, as the developer) met with the Department of Planning, Housing and Infrastructure (DPHI) in March 2025 to review the pathway to lodging a covenant on the land titles as required by the Development Consent. DPHI advised of a different pathway than previous advice, by lodging a State VPA request via the NSW Planning Portal.
- The draft VPA was lodged on the Planning Portal by Cleary Bros in June 2025, following legal review to ensure the proposed Agreement would be consistent with the Development Consent and would apply to all conservation areas following the proposed subdivision of the property currently under assessment.
- Cleary Bros met with representatives of DPHI on 4 August 2025 for an update on the progress of the Department's assessment of the proposed Agreement. The Department advised that they expect to complete their legal review by the end of August 2025.

Cleary Bros expect to receive the Department's comments and proposed amendments (if any) on the proposed Agreement by the end of August 2025. Cleary Bros will then respond to any comments/amendments, and proceed towards finalising the Agreement. The proposed Agreement will then be placed on exhibition for 28 days before it is executed. Once executed, the landowner will apply to Land Registry Services to register the agreement on the land title associated with the Conservation Areas.

The boundaries of the proposed lots are shown below in Figure 3.



Agenda Item 5d) – Modification 2 application – proposed production uplift

Cleary Bros are in the process of preparing an application to modify the current development consent to increase the maximum production rate of the site from 80,000t to 120,000t per year, representing a 50% increase in the maximum production rate. No other changes to site operations are proposed, with no changes to the footprint or current conservation strategies.