

Gerroa Sand Resource Community Consultative Committee

Minutes of the Meeting of the Gerroa Sand Resource CCC

Held on: 13/2/2025 – 10:45am to 12:17pm

At: Cleary Bros Gerroa Sand Resource

Chaired by: Mr Brian Weir PSM

Attended

Mr Kel Sekulic, Community Representative

Mr Stephen Brazier, Community Representative

Mr Warren Holder, GEPS Representative

Mr Todd Kalajzich, Cleary Bros Representative

Mr Mark Hammond, Cleary Bros Representative

Ms Bethany Sheehan, Shoalhaven City Council Representative (observer)

Apologies

Nil

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 1. Site visit

All attendees met at the site office. The attendees welcomed Ms Sheehan to the meeting. The Chairperson briefly explained Shoalhaven City Council's membership of the committee. He asked Ms Sheehan to liaise with him in regards to whether Shoalhaven City Council wish to resume its membership position on the committee as per the consent.

All attendees completed a visitor induction including safety protocols.

Attendees were asked what issues they would like to inspect.

Mr Brazier requested to view the biodiversity area 2A.1. Mr Sekulic requested to view screen planting area.

Mr Hammond stated that the processing plant and current dredge operations also be viewed to familiarise Ms Sheehan to the site.

The inspection then commenced. 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. Attendees were then driven through conservation

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area 1.1 to the screen planting area adjacent to the Modification 1 area. Attendees left the cars for a short while to inspect the plantings in the vegetation screen area. It was observed that the plantings were being grazed by animals, with Mr Hammond pointing out the trail camera which was being used to identify which animals were causing the damage. Mr Hammond further advised that Cleary Bros were looking to install tree guards in order to prevent further damage and encourage growth.

Attendees returned to the cars and were driven past the new dredge pond, and observed the dredge operating, and around to the Blue Angle Creek floodgates. Attendees exited the cars at the floodgates and observed the incoming tide at the vicinity of the floodgates. Attendees observed the incoming tide at the floodgates and the slight seepage of the floodgates.

Attendees then returned to the cars, and were driven along the access track through the regenerating vegetation in Zone 2A.1. Attendees observed the progress that had been made in the regeneration of this area since the last inspection, and noted some new lantana growth requiring further attention.

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

Upon the inspection party returning to the site office, the Chairperson invited discussion on matters arising from the site visit.

Mr Brazier asked about the progress of registration of the Planning Agreement.

Mr Hammond responded that no further progress had been made at this stage, however it was the intention to finalise this once the subdivision was completed, so that the registration would apply to the proposed lot 12 only, and not the unrelated lots.

Mr Brazier asked about the future ownership of the Gerroa site.

Mr Hammond responded that the proposed lot 12, which included all areas related to the development consent including quarry operations and conservation areas, would be transferred to the Maas Group while the remaining lots would be retained by the Cleary family.

Mr Brazier asked what the future of the non-quarrying lots would be, noting the proposed building envelopes shown on the subdivision plans.

Mr Hammond responded that the proposed subdivision is just to separate the land between Maas and the Cleary family. Mr Hammond continued that the inclusion of potential building envelopes on some of the new lots, including lot 11 along Beach Road, was not to seek approval for any new buildings, only to meet the requirements of the subdivision application by demonstrating that the new lots could potentially accommodate a residence. Any structure would be subject to further approval.

Mr Brazier asked about the current situation regarding the employment of a part time position for weed management on the site as discussed at a previous meeting.

Mr Kalajzich explained that the current quarry employee is stepping up into a leading hand role. He then explained the recent use of the excavator to control lantana in denser areas, which has been effective to date and will continue to be used in other areas of dense lantana.

Mr Brazier asked about the arrangement with Jerrinja Aboriginal Council of supplying plants.

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Mr Kalajzich responded that Jerrinja have established a new nursery at Culburra Beach. They have sourced seeds and have set up to supply a range of local native seedlings. Mr Kalajzich continued that he looked forward to supporting Jerrinja by continuing to source suitable seedlings for the site from them.

The meeting commenced at 11:55am.

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.

Item 3. Business Arising from previous meetings dated 29 August 2024.

No further matters raised.

Item 4. Correspondence

The Chairperson thanked those members for feedback on the functioning of the committee and advised that the draft 2023-24 annual report on the operation of the CCC has been sent to Department.

The Chair advised that he had also engaged with the Kiama and Shoalhaven Councils regarding attendeeship of the committee. As a result Ms Sheehan was in attendance today to observe proceedings on behalf of Shoalhaven City Council.

Mr Sekulic requested a hard copy of the annual report on the operation of the CCC to be mailed to him. Mr Hammond agreed to mail a copy of the annual report to Mr Sekulic.

Item 5. Cleary Bros reports and overview of activities

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

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

Item 6. Other Agenda Items

a) Sale of Cleary Bros operations to Maas Group:

Mr Hammond referred to the business papers provided prior to the meeting outlining the sale of various assets of Cleary Bros, including the Gerroa Sand Resource, to the Maas Group with settlement completed 31 January 2025.

Mr Brazier asked whether there were any further changes to the site proposed as part of the sale.

Mr Kalajzich advised that current direction from Maas has so far focussed on business integration.

b) Subdivision of Cleary Bros Gerroa property holdings

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Mr Hammond referred to the business papers provided prior to the meeting outlining the proposed subdivision of the Cleary Bros property holdings at Gerroa, to facilitate the sale of the sand quarry to Maas Group, with the Cleary family to retain ownership of the remaining property.

Mr Sekulic asked if there were any plans for the other lots (being lots 10, 11, 13 & 14 on the proposed subdivision).

Mr Hammond responded that he was unable to answer that question, as these lots are to be retained by the Cleary family, which is no longer connected to the Gerroa Sand Resource. He could not speak for the Cleary family as to their future intentions.

Item 7. General Business

No general business was raised by any attendees.

Item 8. Next Meeting

Mr Hammond suggested that the next meeting be held on August 28, 2025.

Meeting concluded 12:17pm

Action Items

Action	Responsible	Status
Send hard copy of CCC Annual Report KS	MH	

Other comments

Nil

Upcoming meetings

August 28 2025 10:30am at the Gerroa Fishermans Club.

Item 5 – Gerroa Sand Resource CCC Meeting 13th February 2025

Cleary Bros reports and overview of activities

Progress of the Project

Total sand transported from the Gerroa resource in FY24 to 31 December 2024 was 43,858 tonnes. Cleary Bros continue to supplement the Gerroa sand supply with manufactured sand produced at our Albion Park Quarry as well as some minor volumes from other suppliers. Production rates are expected to continue close to the upper production limit of 80,000t/year. Sand is currently being produced from the modification area.

Since the last regular CCC meeting in August 2024, the following key development activities have been undertaken:

- Planting of additional 600 *Casuarina glauca* in the vegetation screen area, to replace plants lost to flooding and grazing pressures.
- Approval of any updated Cultural Heritage Management Plan to clarify responsibilities and include a methodology for additional screening for potential artefacts.
- Completion of salvage of indigenous artefacts from remaining parts of site, in accordance with the Cultural Heritage Management Plan.
- Installation of access road adjacent to shed (along western boundary of modification area).

Upcoming development and related works include:

- Installation of contour drains.
- Maintenance of tree screen including installation of tree guards to reduce grazing pressures.
- Catalogue and analysis of artefacts recovered during salvage program.

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 FY25 to 31 January 2025 was 433.2mm. This is well below average, with two months (November 2024 and January 2025) recording approximately average rainfall, while the remaining months recorded below to well below rainfall. These measurements are generally consistent with the Kiama Bureau of Meteorology weather station, which recorded 458.4 mm over the same period. The tipping bucket rain gauge was calibrated in February 2025, and found to be recording accurately.

Noise

The 2024 winter noise monitoring was undertaken in June 2024 and reported in the previous report. The next noise survey is due in winter 2025

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 1.0g/m²/month, 1.6g/m²/month, and 0.5g/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 existing dredge pond has shown reasonably stable pH levels, at around 7.5, with the deeper pH probe generally reading slightly higher, suggesting the acid sulphate soil treatment has been effective. Alerts are set up on the automatic monitoring station to record any low readings.

The new dredge pond has a pH level that fluctuates around 6.5-7.5.

Water levels in both ponds dropped consistently throughout Winter and early Spring in response to the below average rainfall, before rebounding somewhat following rainfall, particularly in December 2024 following rainfall in late November 2024. The drop in water levels during the period necessitated a lowering of the probes in each of the dredge ponds to ensure they continued recording.

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. pH levels have also fluctuated, with stability around neutral pH levels observed during drier periods, and

greater variability observed following small rainfall events. pH has remained neutral during the higher rainfall events in November and December. Following the opening of the Crooked River entrance in late January, a drop in water level was observed in Blue Angle Creek which appears to have produced a deoxygenation event. This has been restricted to Blue Angle Creek only, with the dredge ponds unaffected. Monitoring of the processed sand continues to show very 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 consistent across the monitoring network since the last meeting with a small increase in level after the increased rain.

Groundwater quality is relatively stable, with a brackish influence noted in the bore 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.

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.

The vegetation screen along the western limit of the modification area has been planted out in its entirety, however considerable replacement plantings have been required due to flooding earlier in 2024 and grazing pressures. A further 580 casuarina glauca tubestock were planted in this zone in October-November 2024, and an additional 20 mature (200m pot) plantings trialled to compare survival and growth rates of the different sized plantings (refer Figure 1). Most tubestock and all mature plants were sourced from Jamberoo Native Nursery, while additional tubestock were sourced from the establishing Jerrinja Nursery, as part of their first crop. We look forward to continuing to source plants from Jerrinja for our revegetation efforts. The Cleary Bros greenhouse remains in its current location, however is not currently needed due to good availability of plants from local suppliers.

Weed control works since the last meeting have focused on the southern and eastern parts of the site. A small excavator was used to provide primary control through denser areas of lantana, where accessible from the eastern access track (along Crooked River Road), while a revegetation team from Goodbush were engaged to undertake primary treatment in this area of minor lantana growth. Approximately 260 hours of weed control works have been undertaken, in addition to the mechanical removal of lantana by the small excavator.

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)

5/2/2025

Figures



Figure 1 – Western Tree screen during replacement planting, November 2024

Agenda Item 6a – Sale of Cleary Bros operations to Maas Group

Cleary Bros announced the sale of various assets including the Gerroa Sand Resource to Maas Group on the 29 November 2024. Settlement of the sale was completed on 31 January 2025, and as such the Gerroa Sand Resource is now operated under the Regional Group banner (a wholly owned subsidiary of Maas Group). As part of the change, both Cleary Bros representatives to the CCC (Todd Kalajzich and Mark Hammond) will continue their involvement with the site as employees of the Maas Group. The current management plans and strategies associated with the Gerroa Sand Resource will continue to be implemented as required under the Development Consent for the project.

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

The Cleary Bros group own approximately 550ha of land in the Gerroa area straddling the Shoalhaven and Kiama council areas (refer Figure 1 below). These properties are held across a number of titles. To support the sale of the Gerroa Sand Resource to Maas Group, as outlined in agenda item 6a, the internal boundaries of the broader Cleary Bros landholdings are proposed to be realigned as shown in Figure 2.

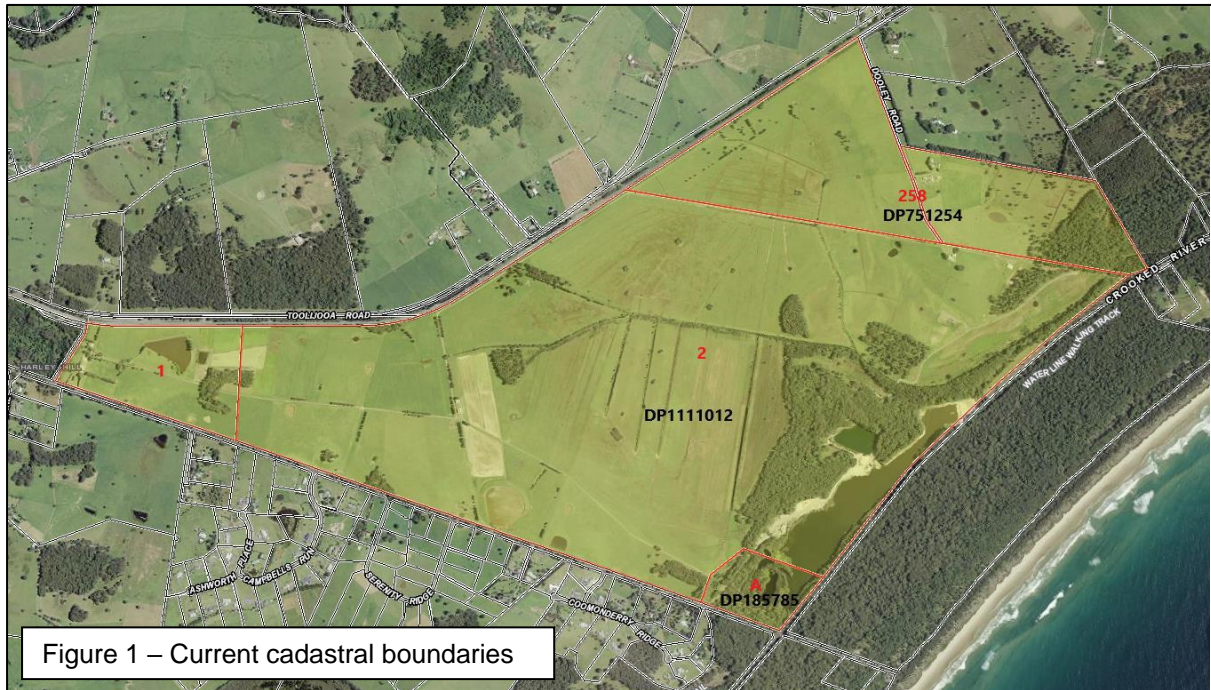
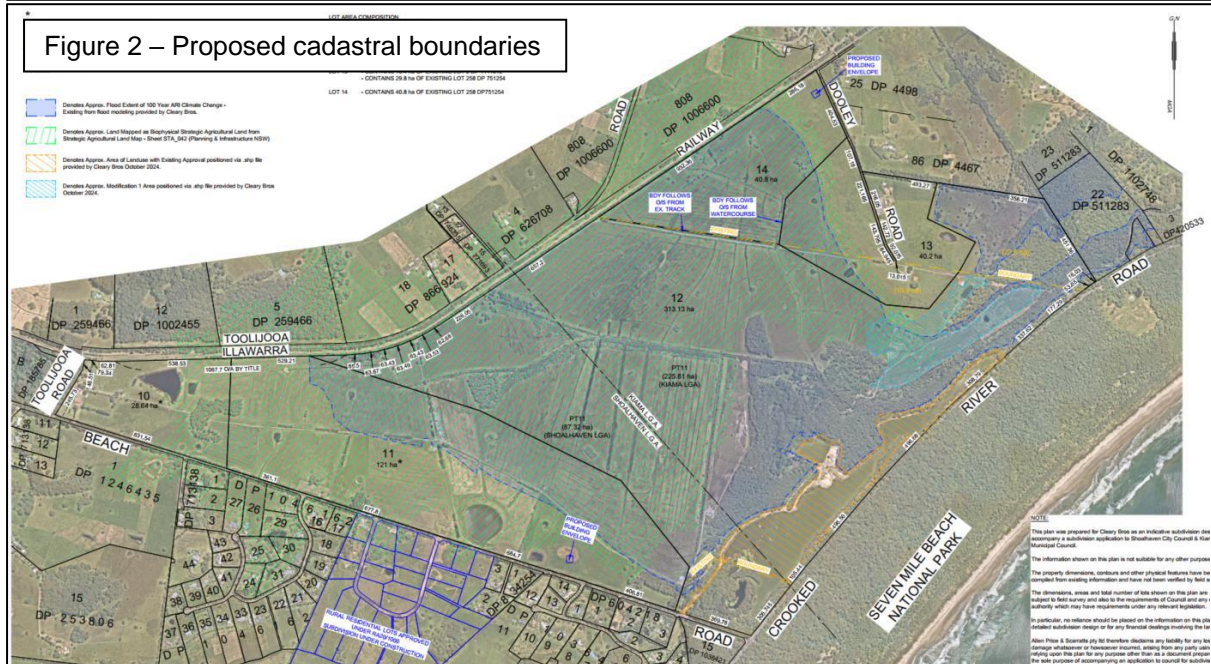


Figure 1 – Current cadastral boundaries



It is intended that the new Lot 12 (comprising the approved sand extraction area, biodiversity conservation areas, and the majority of the floodprone and vegetated parts of the property) will be transferred to Maas Group in the even the subdivision is approved. The remaining lots will be retained by the Cleary family, and will no longer be related to the Gerroa Sand Resource. As such, the planning agreement required under the Gerroa Sand Resource development consent will be linked to the new Lot 12 only.

For more information, refer to the planning applications with Kiama Council (<https://www.kiama-nsw.altitudelg.com/e-services/daEnquiryDetails.do?index=10>) and Shoalhaven Council (<https://www3.shoalhaven.nsw.gov.au/masterviewUI/modules/ApplicationMaster/default.aspx?page=wrapper&key=714981&propkey=98223>).