

Gerroa Sand Resource Community Consultative Committee

Minutes of the Meeting of the Gerroa Sand Resource CCC

Held on: 27/8/2026 – 10:40am

At: Gerroa Sand Resource, Site Office

Chaired by: Mr Brian Weir PSM

Attended

Mr Kel Sekulic, Community Representative

Mr Stephen Brazier, Community Representative

Mr Bob Fitzell, GEPS Representative

Mr David Simpson, 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 Simpson 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 Simpson as employees of Cleary Bros, the Chairperson as paid a meeting fee.

The Chairperson welcomed Mr Fitzell to the committee.

Item 2. Business Arising from previous meetings dated 12 February 2026

No matters arising.

Item 3. Correspondence

A request was received from GEPS to replace Warren Holder with Bob Fitzell as GEPS representative on the CCC.

Gerroa Sand Resource Community Consultative Committee

An application was subsequently made to the Department of Planning, Housing and Infrastructure in relation to Bob Fitzell's nomination, which was approved by the Department on 23 April 2026.

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.

In regards to the section on **meteorology**, Mr Sekulic queried the use of the SILO data for the water balance.

Mr Hammond advised that the SILO data was used for the water balance, as it could be matched with the evaporation data from the same set. Mr Hammond elaborated that the SILO data was based on a small grid, with the grid centre for this dataset just east of the site around Seven Mile Beach, and is local to the site.

The drivers are instructed not to use engine brakes, and where the use of engine brakes have been this has been communicated

Noise level locations and limits are specified in the consent.

In regards to the section on **noise**, Mr Brazier queried whether noise monitoring had been undertaken in the Gerroa or Gerringong towns.

Mr Hammond responded that noise monitoring had only been undertaken at the sites identified in the development consent and that the noise monitoring locations and noise limits are specified by the development consent.

Mr Sekulic asked whether the equipment on site was switched off during the noise monitoring to measure the difference in noise levels at the monitoring sites with equipment running and not running.

Mr Hammond responded that this was not the case. Mr Hammond advised that noise monitoring was undertaken by either himself or another environmental professional, and that the quarry was not advised prior to or during the noise monitoring event, so only the total noise levels were recorded. This meant that the overall noise level was an objective measurement, however quarry contributions to this level were subjective. Mr Hammond noted that for most monitoring sites, the quarry was inaudible due to higher background noise levels.

Mr Fitzell, Mr Sekulic and Mr Hammond discussed the application of the Noise Policy for Industry, and how this was used to determine the noise limits of a site, as well as the shortcomings of this policy in various settings.

Mr Fitzell suggested that comments could be made during the monitoring to record what is contributing to these noise readings, as well as taking multiple 15 minute samples for a site to improve an understanding of the noise environment.

Mr Hammond confirmed that notes were made throughout each monitoring period of the key contributors to the background noise, as well as causes of peaks in noise levels, allowing for an understanding as to what is contributing to the noise levels recorded during the period. Mr Hammond noted the value in multiple samples, given the transient nature of truck movements particularly through the local towns.

Gerroa Sand Resource Community Consultative Committee

Ms Purser added that drivers are instructed not to use engine brakes. There had been instances where engine brakes had been heard by site staff, and the truck driver in each case had been reminded that they were not to use engine brakes along the transport route.

Mr Hammond committed to undertaking noise monitoring along the transport route in the Gerringong / Gerroa townships during the next monitoring run. Mr Hammond said he would list this as an action item arising from this meeting.

In regards to the section on **surface water**, Mr Sekulic asked where water was extracted from the aquifer.

Mr Hammond responded that the dredge ponds were the source of water extraction from the aquifer, with no bores used to extract water. On this matter, and given the dredge ponds are essentially connected to the aquifer, water was considered to have been taken from the aquifer where sand dredging causes the water level in the dredge pond to drop, leading to water to flow into the pond from the surrounding aquifer. As the dredge slurry is pumped to the existing dredge pond and excess water flows into this pond, water from the existing dredge pond is routinely pumped back to the new dredge pond to replenish the water levels in the new pond to reduce inflows from the aquifer.

Mr Fitzell showed a figure from the 2025-2026 Annual Review which shows the water balance for the site.

In regards to the section on **rehabilitation and revegetation**, there was discussion around the progress of the deer control to date, including deer control occurring in the surrounding areas.

Ms Purser mentioned that there were still 3 deer that had not been removed, and that Cleary Bros continue to engage with the contractor on these individuals so that they can be removed. Mr Purser added that Cleary Bros will continue to talk to the contractor in the event additional deer are identified on site in the future.

Mr Sekulic asked what animals were thought to be grazing on the plants in the modification area vegetation screen, wallabies, kangaroos or deer.

Mr Hammond explained that either kangaroos or wallabies had been observed most frequently, however could not confirm which.

Mr Brazier advised that larger plastic mesh guards had been used successfully in nearby Landcare revegetation areas, and should be considered on this site.

Mr Hammond noted that the existing tree guards had been effective at this stage in allowing seedlings to become established, and it is expected that in the coming growing season they will be able to outcompete the grazing pressure. However Mr Hammond agreed that this type of guard could be looked at if the current tree guards weren't effective.

In regards to the section on **community complaints**, Mr Brazier noted that 47 submissions were received on the recent modification application, however no complaints had been recorded for the site. Mr Brazier raised this disconnect, and suggested that Cleary Bros should advertise the ways for community members to raise a complaint should they feel the need.

Mr Hammond responded that there were various ways for community members to raise a complaint, with the phone number on the front gate, an email address, as well as a digital presence

Gerroa Sand Resource Community Consultative Committee

where community members could easily contact Cleary Bros. In addition, complaints could be made via the local council, EPA, or Department of Planning.

Me Sekulic asked what happens when someone calls the phone number to raise a complaint.

Mr Hammond replied that the receiver will collect the details of the person making the complaint, and forward on to himself to call back.

Mr Fitzell noted previous experience around the Luna Park amusement park, where for each complaint the nature of the complaint and the response were captured, with this data then used to assist management.

Mr Simpson added that through his experience, complaints could be grouped into two categories. The first category are complaints where the complainant is generally unhappy about the project, while the second is where there is a particular issue that is unexpected or out of the ordinary. Mr Simpson stressed the focus is on addressing complaints relating to issues that are out of the ordinary.

The Chairperson asked if there were any further queries on the Cleary Bros report.

Mr Brazier asked how many trucks were currently using Beach Road.

Mr Simpson noted that Cleary Bros currently had 2 trucks in the fleet out of 19 that were capable of passing under the bridge in Berry.

Mr Sekulic asked about the capacity of the trucks currently used.

Ms Purser responded that the truck and dogs were currently being loaded to about 32t total to meet the current limits in the approval.

Mr Brazier noted that the Local Member for Kiama had written to Heidelberg requesting contributions to the Kiama Community Fund, and asked if we had heard anything on this matter.

Mr Hammond responded that Cleary Bros is still owned by Maas, and Cleary Bros wouldn't receive anything of this nature from Heidelberg at this stage. Mr Hammond noted that the pending sale to Heidelberg is covered in a later agenda item.

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

The meeting **agreed** to Receive and Note the report.

Item 5. Other Agenda Items

a) Reports from the Independent Chairperson

i. Amended Terms of Reference

The Chairperson circulated the amended Terms of Reference for the CCC, which has added Bob Fitzell as GEPS representative. The Chairperson said he had also amended the meeting location details, otherwise the document was identical to that which had previously been adopted by the committee. Several minor errors were noted. The Chairperson agreed to update and redistribute. No other concerns were raised by Members regarding the amended Terms of Reference.

Gerroa Sand Resource Community Consultative Committee

ii. Review of Effectiveness

All Members agreed that in their opinion the meetings were operating in accordance with the objectives of the CCC Guidelines.

iii. Annual Report

The Chairperson circulated the Annual Report on the CCC for 2024-2025, and asked all representatives to respond with any proposed changes within 2 weeks.

iv. Governance advice from the Department of Planning, Housing and Infrastructure

The Chairperson read for the meeting correspondence received from the Planning Secretary on the roles and responsibilities of CCC members to ensure the effective operation of CCC's.

Mr Brazier noted that the correspondence mentions that the notetaker should be independent. Mr Brazier acknowledged that Mr Hammond does a good job in capturing the discussion during the meetings. The Chairperson advised that he takes extensive notes, and these are the basis of the minutes. He seeks a draft from Mr Hammond and then finalises the draft minutes. He then provides all Members with the opportunity to comment on the draft minutes prior to finalisation. He said he takes full responsibility for the minutes and he believes this method was the most efficient. He said that he valued the input from Mr Hammond to ensure technical accuracy.

Following the Chairpersons comments, no objections were raised to the current method of compiling minutes.

b) 2025/26 Gerroa Sand Resource Annual Review

All representatives acknowledged they had received a copy of the Annual Review.

Mr Brazier noted the recommendation for additional planting in southwestern corner 2C1 and asked what were the plans for this?

Mr Hammond responded that the existing plantings in this area were well established and growing well, however, additional infill planting was still required. This would be undertaken in coming months.

Mr Brazier asked whether zone 2C.2 was to be excluded from the conservation area based on previous comments.

Mr Hammond responded that he was unsure what these previous comments were, however reconfirmed the commitment that zone 2C2 would be retained in the conservation area. It was acknowledged after further discussion among Members that the previous comments may have related to the previous change in the shape of zone 2D.

Mr Fitzell asked whether there had been any archaeological finds outside of those from test pits?

Mr Hammond responded that extraction to date had been in the eastern area which had historical disturbance and had a low archaeological potential, so no artefacts had been found to date in this

Gerroa Sand Resource Community Consultative Committee

area. Mr Hammond added that when extraction proceeds west in 5 years time there is a higher likelihood of encountering artefacts.

Mt Fitzell asked about the water quality objectives and why the Annual Review states that they aren't appropriate for the site?

Mr Hammond responded that the water quality objectives are from the generic NSW water quality guidelines, rather than site specific criteria. Mr Hammond added that the focus is on identifying any trends or changes across the monitoring program.

Mr Fitzell noted that the average rainfall at his property nearby is higher than that from the SILO dataset.

There was some discussion on the difference between annual and average rainfall, local variability, and the differences between calendar and financial year rainfall records.

c) Voluntary Planning Agreement progress - update

Mr Hammond advised that he has followed up with the Department of Planning multiple times since the last report, and received a response from the Department on Tuesday 25th August 2026. The draft agreement has now been referred to the Maas legal team for review.

d) Subdivision of Cleary Bros Gerroa property holdings - update

Mr Hammond advised that there were no further developments from the report, and that all subdivision works have been completed and Bombo Operations Pty Ltd are waiting on Subdivision Works Certificates to be issued by both councils.

Following questions from representatives, Mr Hammond explained the difference between Cleary Bros and Bombo Operations.

e) Modification 2 application – update

Mr Hammond advised that there were no further developments from the report, with the swept path analysis currently underway.

f) Sale of Gerroa Sand Quarry to Heidelberg Materials Australia (HMA)

Mr Hammond advised that there were no further developments from the report.

The meeting **agreed** to Receive and Note the information provided in items 5a, 5b, 5c, 5d, 5e, and 5f of the report.

Item 6. General Business

Mr Hammond noted the departure of Warren Holder from the CCC, and expressed his thanks and appreciation for Mr Holder's contribution to the CCC over many years.

The Chairperson stated that he had personally spoken to Mr Holder, at the time of his resignation, and expressed his appreciation of Mr Holder's expertise and therefore significant contribution to the operations of the committee.

Gerroa Sand Resource Community Consultative Committee

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 11, 2027, and include a site visit.

Meeting concluded 12:44pm

Action Items

Action	Responsible	Status
Undertake noise monitoring of suitable locations within Gerroa and Gerringong communities	M Hammond	
All representatives to provide any advice to the Chairperson on the 2024-2025 Annual Report of the CCC by 10/9/2026	All	

Other comments

Nil

Upcoming meetings

Thursday February 11 2027 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 27th August 2026

Cleary Bros reports and overview of activities

Progress of the Project

Total sand transported from the Gerroa resource in FY26 was 96,428 tonnes. Cleary Bros continues to supplement the Gerroa sand supply with manufactured sand produced at our Albion Park Quarry. Sand was also imported from third party suppliers during FY26 to support our concrete division. The production rate is expected to continue at around 100,000t/year. Sand is currently being produced from the modification area.

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. The weather station has been relocated to a new site west of the site office since the last year. The approved subdivision of the property has meant that the former location was outside of the property boundary of the Sand Quarry holdings.

Rainfall recorded for FY26 was 1186mm. This is fairly close to but slightly below average. Rainfall was very heavily skewed to the first 3 months of the year, with below average falls in the remainder of the period.

Noise

Noise monitoring was last undertaken in July 2026. 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. All measurements of noise associated with quarry operations were within the criteria of the Development Consent.

The next noise survey is due in winter 2027.

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 3.6 g/m²/month, 1.2 g/m²/month, and 1.0g /m²/month respectively for the previous 12-month period.

All measurements of air quality are currently within the criteria of the Development Consent and Environment Protection Licence for the Quarry. An exceedance of the air quality criteria for dust gauge 1A was recorded in June 2026, which was reported to the Department of Planning, Housing and Infrastructure. An investigation has identified elevated dust levels in July and September 2025 contributed to the non-compliance. Since this time, Cleary Bros has introduced additional measures, including training additional water truck operators and the use of dust suppression additives to reduce dust generation. These measures have shown to be effective, with significantly lower dust levels recorded since September 2025.

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 6.8 and 8.0 in 2026 to date, 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. Salinity levels have increased over the past 12 months in the new dredge pond however remain within the objective levels for the site.

Water levels for the existing pond have steadily declined through 2026 in line with the below average rainfall observed over this period. The water level in the new dredge pond has continued to vary on a daily basis in response to dredging and replenishment, however overall the water level in this pond has not changed significantly since the start of 2026.

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 however have been fairly stable in recent months, with minimal variation around 6.5 to 7.0 pH units.

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 September, before steadily dropping over the subsequent months to typical water levels, which generally mirrors 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.

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. They have been engaged once a month over the cooler months, but this frequency will increase again as we move into the growing season. Primary control has been undertaken on all parts of the Conservation Areas, with secondary control the focus going forward.

Cleary Bros have brought professional shooters to site, in cooperation with DPI to remove feral deer from the property. This has resulted in the removal of 13 individuals from the property. While inspections have not identified any deer on the property in recent months, Cleary Bros will continue to work with DPI in the event deer are encountered in the future.

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)

10/8/2026

Agenda Item 5c) – Subdivision of Cleary Bros Gerroa property holdings

Subdivision Works Certificates have been issued by both councils and Bombo Operations Pty Ltd (as the Cleary family company which is progressing the subdivision) have completed the required works under the subdivision. Once the subdivision certificate has been issued by both councils, the subdivision will be registered with Land Registry Services. This is expected to occur in the next 1-2 months

Agenda Item 5d) – Modification 2 update

Cleary Bros have received approval for the modification application to increase the transportation limit of the site from 80,000t to 120,000t per year. As part of the conditions of this approval, Cleary Bros are currently undertaking a road safety audit of the approved transport route. Cleary Bros have written to both councils as well as Transport for NSW to seek input into the audit, and have engaged a specialist road safety auditor to undertake the audit. Cleary Bros expect the audit report to be drafted in September 2026, and finalised shortly after.

Agenda Item 5e) – Sale of Gerroa Sand Quarry to Heidelberg Materials Australia (HMA)

Heidelberg Materials Australia (HMA) have entered into an agreement to purchase the Construction Materials businesses of Maas Group Holdings (MGH), the owner of the Gerroa Sand Quarry. The proposed agreement has recently received conditional approval from the ACCC, with the sale expected to be completed in early October 2026. No changes are proposed as part of the sale, with all site operational teams and support teams unchanged.