



Cleary Bros Proposed Marulan Hard Rock Quarry

Project update, August 2025

Cleary Bros is progressing its plans to develop a hard rock quarry at Carrick, in the Marulan district. The resource model has been finalised and indicates 20 million tonnes of high-quality rock can be extracted over 40+ years, at a rate of up to 500,000 tonnes per year. Quarried material would be transported by road to local and regional markets, where it will be used in concrete, roads and rail underpinning continued growth throughout NSW. If approved, the quarry will provide dozens of full-time jobs for locals and boost local businesses and the community.

New owner with exciting prospects

Since the last update, Cleary Bros has been acquired by the Maas Group, an Australian company headquartered in Dubbo in regional NSW. Cleary Bros is continuing to develop the Marulan project under the banner of Regional Quarries & Concrete Pty Ltd, a wholly owned subsidiary of the Maas Group. Maas Group is a diversified business operating in the construction materials, manufacturing, equipment sales and hire, renewable energy and civil construction industries, with operations throughout Australia and internationally.

Recent progress

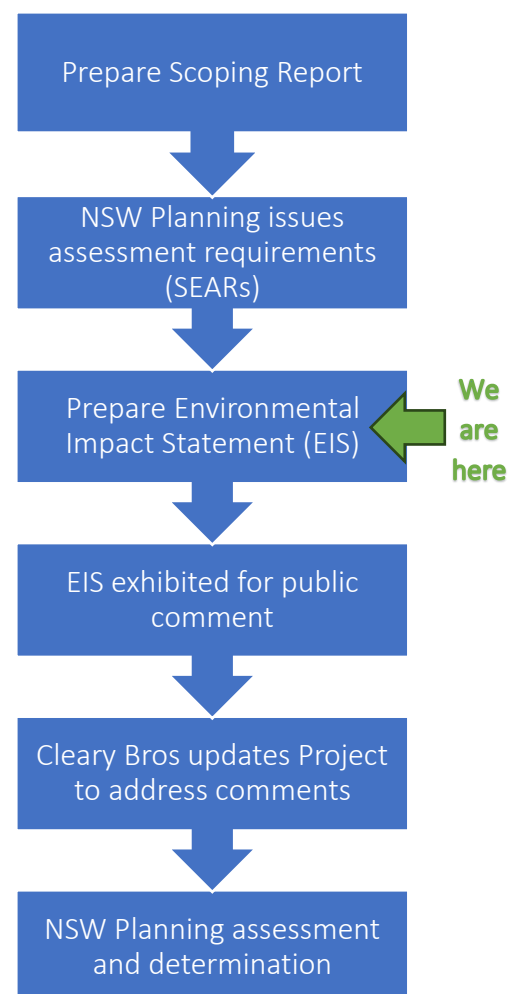
In November 2024 Cleary Bros submitted a Scoping Report to the NSW Government (see <https://www.planningportal.nsw.gov.au/major-projects/projects/cleary-bros-marulan-quarry>) which is the first step in the planning application. The NSW Government accepted the Scoping Report and issued Cleary Bros a list of matters (known as the Secretary's Environmental Assessment Requirements or 'SEARs') that must be assessed as part of the project's Environmental Impact Statement (EIS).

Cleary Bros is currently undertaking technical studies to assess the environmental and social impacts of the project, including in relation to air quality, biodiversity, cultural heritage, noise, road users, and water resources. The project design is being developed alongside these technical studies, allowing for ongoing refinements to minimise any adverse impacts of the project.

With the proposed production rate and our geographically dispersed customers, transport of quarry material by road is proposed. This will likely involve upgrades to sections of Carrick Road and Brayton Road, with trucks joining the Hume Highway via Ambrose Road. Cleary Bros is currently consulting Goulburn Mulwaree Regional Council about these upgrades.

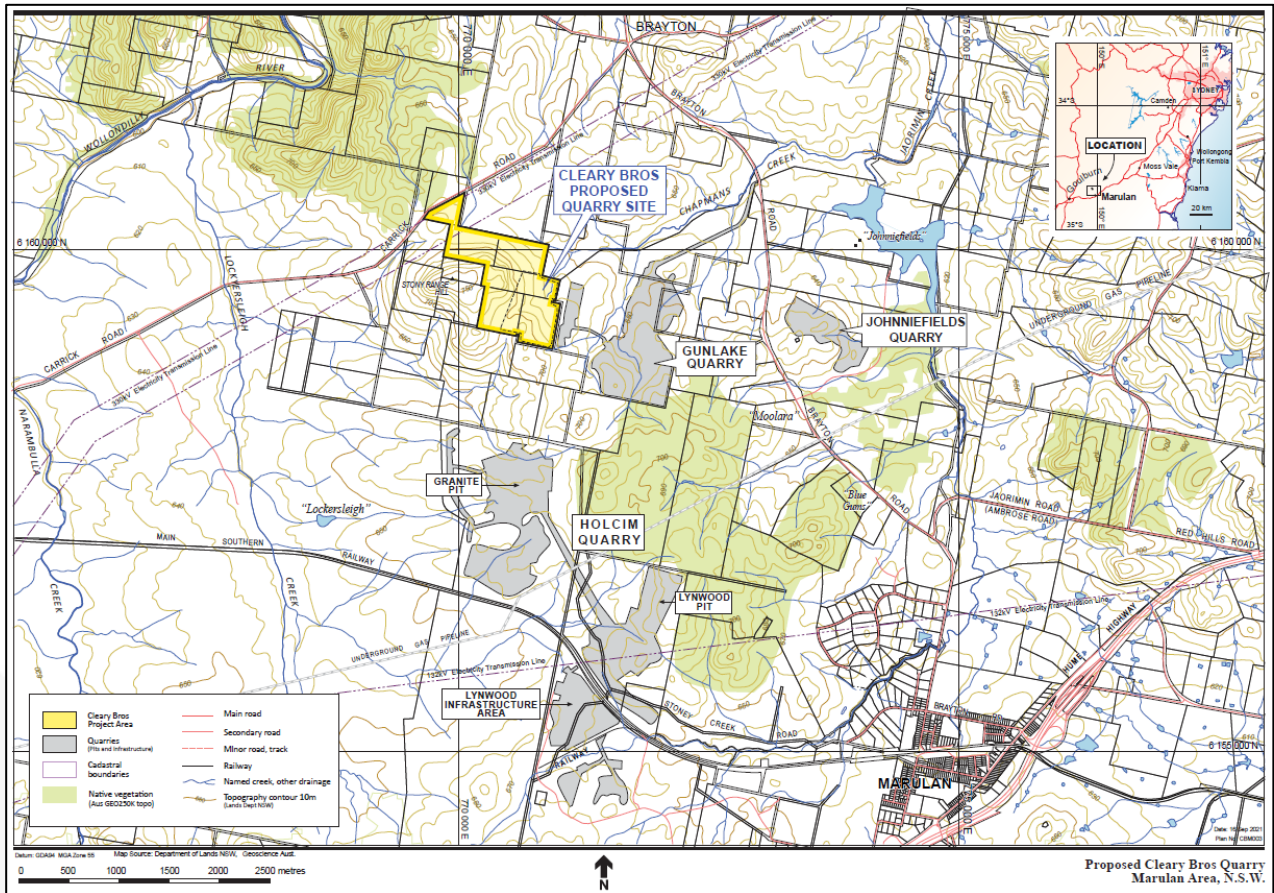
Proposed site

The site accessible from Carrick Road and adjacent to the existing Gunlake-operated Marulan Quarry (see the map overleaf) is still Cleary Bros preferred site for the Marulan Quarry.





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Next steps

Cleary Bros expects the EIS to be finalised and available for public comment in early 2026. Community members will have 4 weeks to view and comment on the EIS. Cleary Bros will then consider community and stakeholder feedback and submit a complete planning application to the NSW Government for consideration.

Until the planning application is finalised, Cleary Bros will continue to consult with stakeholders including residents living near the proposed site, first nations representatives, businesses, community organisations and Goulburn Mulwaree Regional Council.

Project benefits and more information

Cleary Bros is committed to maximising the opportunities for employment and local businesses that provide products and services to the resources sector. It is anticipated the project would provide ongoing employment for 30 full time employees on the site, with many more indirect jobs generated for transport and other services.

Cleary Bros support a range of initiatives in local communities near its other business operations in the Illawarra and South Coast of NSW, including financial and in-kind contributions to historical associations, sporting groups, charities, and community events. Cleary Bros would seek to develop similar beneficial relationships with organisations in the Marulan area should the quarry proceed.

For more information about the proposal, please visit Cleary Bros website

<http://www.clearybros.com.au/marulan/> or contact Jamie Seaton on 0466 413 645.

