

Ardmore Park Community Consultative Committee

Minutes of Meeting held on Friday 27 March 2026, at 2.30 pm, Bungonia Village Hall

1) Welcome

The meeting was declared open at 2.37 pm by James Hammond, who chaired the meeting in an interim capacity whilst the search continues for a new chair.

The CCC first acknowledged with sadness the recent passing of the former Chairman, Don Elder. The Committee recognised Don Elder's service to the CCC and expressed appreciation for his contribution over the years of his chairmanship.

Present:

James Hammond (4 Pillars, MQ Representative, Acting Chair)
Steve Wall (MQ Representative)
Philip Broadhead (Community representative)
Bill Dobbie (Community representative)
Les Hoskins (Community member)
Daryl Knight (Community representative)
Cath Henshall (notetaker)

Observers: None

2) Apologies:

Steve Mikosic (MQ Representative)
Jason Mikosic (MQ Representative)
Joanne Macey (Community representative)

Apologies, carried.

No apologies were received from Goulburn Mulwaree Council. James Hammond noted that the distribution list would be checked to confirm correspondence is reaching the appropriate council representatives.

3) Recording of meetings

The meeting was not recorded and no persons recorded the meeting.

4) Declaration of Pecuniary or Other Interests:

Nil.

5) Minutes of Meeting held 31 October 2025

There were no comments or corrections to the minutes.

The minutes were moved (Les Hoskins), seconded (Bill Dobbie), motion carried.

6) Business arising from the Minutes:

a) Update on replacement Chairperson

Multiquip and the Committee remain in contact with the Department regarding the appointment of a replacement Chairperson. The available pool of candidates from the Department's list is limited, and several candidates are based in Sydney and have sought fees

and time commitments beyond what is appropriate for this Committee. Preference to identify a suitable local representative.

The Department has not placed pressure on the Committee, appears comfortable with current interim arrangements. While the interim arrangement is workable, the committee acknowledged it was not ideal for a Multiquip's representative to remain as the acting chair, and an independent permanent chair is preferable.

Bob Kirk (Goulburn Mulwaree Council Councillor, and former Mayor) was suggested as a possible local candidate with relevant knowledge of the area. Steve Wall indicated he may have contact details. Action: follow up on a potential approach to Bob Kirk.

b) Road works and repairs, and Council Voluntary Planning Agreement (VPA)

Steve Wall reported on continuing discussions with Goulburn Mulwaree Council regarding a Council request for Multiquip to contribute approximately \$2.4 million toward road repairs already undertaken on Jerrara Road, comprising the Black Spot funded works and adjacent sections of the haulage route.

Recap of history of the repairs since 2022 and the associated costs and Multiquip's contribution to the works. Steve Wall noted that some of the recommended subgrade repairs identified in the geotechnical work that Multiquip funded (approximately \$190,000, made available to Council) were not fully implemented, in part because excavation and replacement of subgrade material under live traffic conditions is technically difficult and creates compaction issues at the edges of each repair section.

Council has been advised that Multiquip will honour the Voluntary Planning Agreement (VPA) contribution upon execution of the VPA, but does not accept the \$2.4 million in works already undertaken. Multiquip continues to make Section 7.11 contributions at approximately one dollar per tonne, and has paid in excess of \$2 million. The contribution is calculated on a cents-per-tonne-per-kilometre basis (approximately 4.9 to 5.8 cents per tonne per kilometre over 18 kilometres of public road). Multiquip is awaiting a written response from Council.

7) Project approval and Mod 3 progress

James Hammond reported that the Department has indicated it will recommence assessment of the outstanding Mod 3 Management Plans. Multiquip has reviewed and resubmitted the following plans to reflect changes occurring over the assessment period: Noise, Aboriginal Heritage, Waste Management, Air Quality, and Visual Impact. These are now with the Department for review. The Water Management Plan, Landscape Management Plan, and Traffic Management Plan have not yet been resubmitted and will be finalised shortly.

The benefits of the increased throughput under Mod 3 remain unavailable until the management plans are finalised.

In response to a question on Aboriginal heritage, Steve Wall confirmed that one site of potential significance had been identified on the southern edge of the extraction area (approximately 20 by 50 metres), assessed by the relevant North Shoalhaven Aboriginal heritage group, and found to contain nothing of substantial significance. The site is incorporated into the Aboriginal Heritage Management Plan. No unexpected finds have occurred to date.

Blasting modification

James Hammond reported that the final specialist reports required for the blasting modification were received in the week of the meeting. The modification report is being finalised. Once approved internally, it will be circulated to the PCG and then submitted to the Department for public exhibition (21 days).

Discussion followed regarding insurance arrangements for heritage and nearby structures within potential blast vibration range. A Committee member proposed that Multiquip consider taking out a specific policy naming premises within a defined radius. James Hammond noted that the modification report has applied a safety factor of approximately 50% relative to standard limits for modern structures, given the absence of an Australian Standard for vibration limits at heritage premises. Dilapidation reports will provide the baseline for any subsequent assessment. The radius for dilapidation reports is yet to be confirmed by the Department. The insurance question was taken on notice for the modification report response.

Discussion of community feedback received during earlier consultation: concerns were expressed by residents in a broad radius, including some beyond the modelled impact zone. The updated modification report will explain more clearly how predicted impacts attenuate with distance. The Committee noted that the closest residences should be the priority.

8) Correspondence:

No correspondence has been received in relation to CCC matters since the last meeting. Correspondence received in relation to the blasting modification has been managed under that process.

9) Company Report, including details of any complaints and/or major incidents, and questions/comments:

James Hammond presented the company report. A copy of the presentation will be circulated with the minutes.

Operations update:

Approximately 20 truckloads per day (40 movements) are currently accessing the site. 2025 calendar year sales were 105% of the prior year and 64% of the current consented limit. The proportion of rock sales has decreased recently, and Multiquip is seeking new customers for that material.

Backfilling of the pit continues. No rehabilitation works have commenced, but several areas of the pit are now close to the rehabilitation level. Materials being placed back include stripped subsoil and weathered material of no commercial value, and silt generated by the clay washing operation. Future fill requirements will require Virgin Excavated Natural Material (VENM), which is difficult to source and transport in volumes that fit operational requirements.

The Parsonage remains in care and maintenance, with no further work proposed.

Annual Review:

The 2025 calendar year Annual Review has been completed and is due for submission to the Department on the Tuesday following the meeting. The report will be uploaded to the Multiquip website once approved by the Department, anticipated late April to early May 2026.

Noise monitoring:

Noise monitoring was undertaken at four locations, including Daryl Knight's property. All measurements were compliant. The next round of monitoring is scheduled for approximately May 2026; the exact monitoring interval will be confirmed.

Action: The noise monitoring locations are to be added to the site monitoring location map by James Hammond for the next meeting.

Water monitoring:

Groundwater standing levels remain stable across both the shallow sand monitoring bores and the deeper hard rock monitoring bores, with a slight increasing trend over recent months. No discernible long-term trend is apparent.

A question was raised regarding an unusual reading at bore 6 or bore 7 in approximately late November or December 2024. James Hammond took the question on notice; the matter may have related to a dip access issue.

Water quality sampling was most recently undertaken in January, with the next sample scheduled for May. Spring flow (Western, Southern, and Hill springs, including the bore at Inverary Park) remains variable with no clear trend.

Dust monitoring:

PM10 and PM2.5 continuous monitoring stations remain below limits.

Steve Wall noted that automated alerts from the continuous PM monitoring stations are received via email, with several notifications typically occurring during the early morning hours (consistent with fine mist rather than dust).

Water discharge from site:

There has been no off-site discharge since March 2024. The application to add discharge permission to the EPA licence is still under assessment. The EPA has requested additional initial information. The EPA has indicated that any future discharge criteria are likely to be tightened, particularly with respect to pH given the elevated pH (around pH 8.2 to 8.3) in the pit water.

Discussion followed regarding alternative uses for excess pit water, including water cannon evaporation (high energy cost), transfer to neighbouring properties for rural irrigation, and on-site lucerne cropping. None have yet been progressed as a complete solution.

Complaints and feedback:

Two noise complaints have been received since the last CCC meeting. Both have been entered in the compliance register. Steve Wall investigated on the relevant day, but ambient wind conditions had stilled by the time of attendance. The noise heard appears to have been the sound of rock being loaded into a steel bin during sand plant operations (four dump trucks plus an excavator operating concurrently). Future complaint investigations will, where possible, give sufficient notice to attempt to capture the noise event under representative conditions.

Blasting modification update:

As reported under item 7, the final specialist reports were received during the week of the meeting. The modification report is anticipated to be submitted to the Department in early April 2026, followed by a 21-day public submission period on the Major Projects portal.

Closure of prosecution proceedings:

The prosecution proceedings brought by the Department were finalised in the Court of Criminal Appeal in March 2026. The two offences related to operating outside the permitted project layout area (silt laydown and equipment storage areas) and importation of screened material (VENM), both arising from a misunderstanding as to whether the original consent or Mod 3 was the operative approval at the relevant time.

Multiquip pleaded guilty in the Land and Environment Court and subsequently appealed the sentence. The appeal was rejected.

Steve Wall noted that Multiquip had self-reported the matters during management plan preparation and had sought to negotiate an enforceable undertaking in lieu of prosecution. The enforceable undertaking mechanism proved difficult in practice given that decision-making sits multiple steps removed from the contact officers and that no indicative quantum could be agreed.

A link to the judgment will be included in the circulated presentation.

10) General Business

Daryl Knight raised a question regarding noise, which Steve Wall addressed by reference to the site map and current operational areas. Squawkers are fitted to all dump trucks, all newer loaders, and the two newer excavators; one older L47 loader may not be fitted, and this will be checked.

In response to a question regarding the proposed batching plant, Steve Wall advised that the project has not progressed. Steve Wall offered the Committee's thanks for the contribution of the late Don Elder. The Committee acknowledged the contribution.

11) Next Meeting

Next meeting: Friday 24 July 2026, 2.30 pm, Bungonia Village Hall.

Final meeting for 2026: November 2026, To be confirmed.

Meeting concluded: 3.46 pm.