

Ardmore Park Community Consultative Committee
Minutes of Meeting held on Friday 31 October 2025, at 2.00 pm , Bungonia Village Hall

1) Welcome

The meeting was declared open at 2.05pm.

James Hammond noted that, despite best efforts, since Don Elder stepped down as Chairman in late 2024, a replacement has not been found. In order to recommence CCC meetings, James Hammond will act as Chairman temporarily.

He noted that of course this requires him to abstain from any vote, should one occur.

The Chairman welcomed CCC members present.

Present: James Hammond (Acting Chairman),
Steve Wall (MQ Representative)
Robert Hughes (Goulburn Mulwaree Council (GMC)
Philip Broadhead (Community member)
Bill Dobbie (Community Member)
Damien Cole (Community Member)
Les Hosking (Community member)
Joanne Macey Community member

Observers: Rose Hosking

- 2) Apologies:** Steve Mikosic (MQ representative)
Jason Mikosic (MQ representative)
The apologies were accepted

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 3 May 2024:

No comments were received. Acceptance of the minutes was moved by Les and Seconded by Bill.

Signed by James Hammond as a correct record.

6) Business arising from the Minutes:

- a) Official resignation of Don Elder as Chairman was noted. The CCC reflected on Don's tenure as Chairman and collectively gave their thanks to him for his years of diligent service.

- b) Road works and repairs

Steve Wall provided an update on recent road works in the area, noting that significant repairs have been undertaken by Council and that roadworks have continued since the last meeting. Works on Jerrara Rd included the installation of crash rails, and upgrade of areas north of Glynmar and Tickner Valley roads with additional guard rails also installed. These works were completed approximately eight months ago.

While some sections of the roads that have been previously patched/repared are now showing signs of normal wear, there are no areas exhibiting major pavement heave or structural failure. On this point, it was discussed and acknowledged that the road subgrade was not replaced.

During discussion, Phil queried the status of the previously proposed NSW Government takeover of the road to enable it to become a State road (it is currently a local road under the management of Council). Robert Hughes advised that he was not aware of any progress on this matter to date. However, Robert took this item on notice, and stated that he would look into the matter and provide a further update at a future CCC meeting.

c) Project Approval Mod 3 - Progress

An update was provided by Steve Wall on outstanding matters relating to management plans and the execution of the Voluntary Planning Agreement (VPA). It was noted that all required management plans have been lodged with the exception of one, the Environmental Management Program. It is anticipated that all outstanding management plan matters will be resolved prior to the end of the 2025–26 financial year.

An update was also provided on the VPA, with Council having requested a contribution of \$2.4 million toward roadworks and associated improvements. MQ reiterated its position that contributions should be limited to roadworks delivered through Section 94 contributions, with approximately \$2 million paid to date. A number of meetings have been held in an attempt to resolve this matter; however, there remains a lack of clarity regarding the total costs incurred by Council for roadworks. A further meeting between Multiquip and Scott Gallagher, General Manager of Council, was scheduled to be held on 14 November 2025 to progress discussions. A further update on this can be provided at the next CCC meeting.

d) Noise Monitoring

James Hammond noted that noise monitoring had been completed recently and details of that monitoring were included in the company report, to be presented later in the meeting.

e) Works at the Parsonage

The consensus of the CCC was that this item could be removed from future agendas.

f) Other business

Les Hosking raised a matter for Council's consideration. Les stated that King Street was becoming degraded due to trucks and parts of the road are breaking up. However, it was noted that Les was not asserting the damage was due to Multiquip trucks, this was raised more as a general comment to Council. Robert noted the comments. As this item does not specifically relate to the Ardmore Park quarry, it will not be included as an agenda item on future CCC meetings.

7) Correspondence

Nothing to note.

8) Company Report, including details of any complaints &/or major incidents, and questions/comments.

James Hammond presented the company report and a copy of the presentation is included with these minutes at Attachment A.

There were no questions or discussion of the presentation.

9) Proposed Modification to the project – blasting

James Hammond provided a presentation on the proposed Modification of the Project Approval to allow limited blasting to remove a harder rock formation. That presentation is provided at Attachment B.

James sought feedback from the CCC on the proposal itself, but also the CCC's recommendations on the most effective methods to engage with the local community as part of the consultation process for preparing the Modification Report.

It was noted that the 'Bungonia' Facebook page is managed by a gentleman initials GC [removed for privacy], who can be contacted directly, while a separate 'Bungonia Community' Page was identified as potentially private. Members of the CCC stated they would attempt to obtain contact details for the administrator of that page and pass it on to James Hammond. These social media pages were discussed as appropriate avenues for widely sharing information and improving community awareness of the proposed Modification.

In terms of feedback, Bill raised several matters in relation to vibration impacts associated with the proposed development. These included questions on the requirement for vibration monitoring, the need for an insurance policy to address potential vibration-related damage, and the proposal to undertake a trial blast to assess impacts. These questions were taken on board and James Hammond noted that they would be addressed in the Modification Report. James noted that the Department of Planning has well established standard conditions for blasting and that 'Dilapidation reports' for nearest structures were a common condition of consent.

The CCC broadly noted that blasting represents a significant change to the scope of the proposed development.

Following communication via the local Facebook page, James Hammond agreed that a broader invitation should be extended to the community to attend a future CCC meeting or, alternatively, a community hall meeting to discuss the proposal in more detail.

10) General Business

a) Other business:

- i. A good discussion ensued regarding housing affordability, policy options and market trends.

11) Next Meeting

Friday, 27 March 2026 at 2.30pm, Bungonia Village Hall.

The meeting concluded at 3.20 pm

James Hammond
(Acting Chairman)

(Date) 10/2/2026

Attachments:

- A. Company Presentation October 2025.
- B. Presentation regarding proposed Modification – Blasting.