

Agenda

1 July 2022

Project	Cudgen Lakes Sand Quarry	From	Michael Ulph
Subject	Cudgen Lakes Quarry CCC	Tel	0458 049 847
Date/Time	1 July 2022 2:30pm	Project no.	12584646
Attendees	TBC	Apologies	TBC
Venue	Kingscliff Beach Hotel, 102 Marine Pde, Kingscliff New South Wales 2487		

Agenda	Action/Notes	Who by
Welcome / Introductions		MU
Apologies	–	MU
Declaration of pecuniary interests	–	All
Acceptance of Previous Minutes	– CCC Meeting Minutes dated 4 June 2021	MU
Business arising from minutes	<ul style="list-style-type: none"> • CCC Meeting Minutes dated 4 June 2021 • 	MU
Correspondence	•	
Business Operations	– Progress at the quarry	KS
	– Flooding and drainage	KS
	– Sand processing and sales	KS
	– Monitoring	KS
	– Mod 4 Scoping study	KS
	– PASS Recovery Order and Exemption application	KS
	– Works north of Altona Rd	KS
	– Altona Road & Crescent St Relocation	KS
	– Health & Safety	KS
General Business	–	All
Next meeting / site inspection	– Date	All
Close		MU

Meeting Minutes

- Cudgen Lakes Community Consultative Committee

1 July 2022

Project	Cudgen Lakes Sand Quarry
Subject	Cudgen Lakes Quarry CCC
Date/Time	1 July 2022 2:30pm
Venue	Kingscliff Beach Hotel, 102 Marine Pde, Kingscliff NSW 2487
Attendees	<p>Independent Chair: Michael Ulph - Technical Director – Communications & Stakeholder Engagement, GHD</p> <p>Gales-Kingscliff / Kingscliff Sands: Stephen Segal – Gales and KS Managing Director via VC Lisa Segal Peled – Gales via VC</p> <p>Kingscliff Sands – Quarry Operator: Nick Gould – Quarry Supervisor Matt Holloway – Quarry Technical Supervisor</p> <p>Community Members: Felicia Cecil – community representative Barry Green – community representative</p> <p>Council Members: David Bell – Program Leader – Environmental Protection Ray Clark –Traffic Engineer</p>
Apologies	<p>Brad Holloway – Quarry Manager</p> <p>Colleen Forbes – Tweed Shire Council Team Leader Development Assessment</p>
Distribution list in addition to attendees	<p>DPIE Compliance: Shelley McPhee – Team Leader Compliance – Far North Region (Murwillumbah) Angie Hollister - Senior Compliance Officer – Far North Region</p> <p>Gavin Johnson Johnson Planning and Development</p> <p>RW Corkery & Co Environmental Consultants: Scott Hollamby</p>

Please refer to the CCC Report for more detail about each item which was provided to all CCC members

Agenda item	Action/Notes	Who
Welcome/Introductions	<ul style="list-style-type: none"> ▪ Welcome by Michael Ulph ▪ Acknowledgement of Country ▪ All representatives introduced themselves ▪ Barry Green – representing Kingscliff Chamber of Commerce ▪ Felicia Cecil – representing Chinderah District Residents Association 	MU

Apologies	<ul style="list-style-type: none"> ▪ As above 	
Declaration of pecuniary interests	<ul style="list-style-type: none"> ▪ None 	
Acceptance of previous minutes	<ul style="list-style-type: none"> ▪ CCC meeting report from 4 June 2021 meeting was placed on the website shortly after the 4 June 2021 meeting. ▪ Due to the time that has passed no need to ratify the minutes. No issues with the minutes from community members. 	MU
Business arising from previous minutes	<ul style="list-style-type: none"> ▪ No questions or business arising from minutes of 4 June 2021 	
Business operations		
	<p>1. Progress at the quarry</p> <ul style="list-style-type: none"> ▪ Discussed the February 2022 flood and large rainfall, disruption and damage to the community and businesses, buildings and contractors. ▪ At the quarry main damage was to a screener and input water pump, which had not been placed high enough. The transformer, office and washplant and other major equipment escaped damage. ▪ Greatly reduced sales even after the flood receded. ▪ David Bell TSC asked about silt recovery / percentage of silt being removed – NG explained that all silt comes out in the washplant. 	NG/ SDS
	<p>2. Sand processing and sales</p> <ul style="list-style-type: none"> ▪ After the floods and heavy rain subsided, sales started to increase. ▪ KS is now supplying a number of large concrete plants. 	NG
	<p>3. Monitoring</p> <ul style="list-style-type: none"> ▪ Regular monitoring done by HMC as required. ▪ See Health & Safety below. 	NG
	<p>4. MOD4 Scoping Study</p> <ul style="list-style-type: none"> ▪ Discussed the MOD4 Scoping Study to expand the Sand Procession Area (SPA) to enable soil processing for landscape yards, gardens etc., and increase maximum road transportation – no change to the maximum extraction rate. 	NG
	<p>5. Potential Acid Sulfate Soils (PASS) recovery order and exemption application</p> <ul style="list-style-type: none"> ▪ PASS is currently travelling long distances e.g. from Lismore to Jacobs Well in Qld due to lack of closer disposal sites. ▪ KS is trying to get an exemption from the waste levy from EPA otherwise it is not economic to accept PASS to the quarry site as backfill. 	NG/SDS
	<p>6. Works north of Altona Road</p>	NG

	<ul style="list-style-type: none"> ▪ Discussed the start of works in May 2022 to the north of Altona Road to fill the area approved for fill to 2.2 AHD (2.2 metres above sea level). A diagram of the works area can be viewed in the Meeting Report. ▪ It should be clear by the next CCC meeting what Gales and Council want to do in this fill pad area such as sports fields / recreational precinct. ▪ DA submitted in late 2021 to move fill pad 40m to the northern boundary of the lot to facilitate sports fields. 	
	<p>7. Altona Road & Crescent St relocation</p> <ul style="list-style-type: none"> ▪ DA in preparation to relocate Altona Road and Crescent Street has been discussed with Council but Council has not yet provided owners consent. 	NG/SDS
	<p>8. Health & Safety</p> <ul style="list-style-type: none"> ▪ Shaine Mutton from East Coast Safety is involved in WHS aspects of the quarry. ▪ The quarry was inspected by the Mines Department six months ago and issued an Improvement Notice in April 2022. All issued were addressed by East Coast Safety Consultants and have been implemented to the Department's satisfaction. ▪ Of note, extra dust quality monitoring devices were installed to monitor dust for prevention of silicosis and in general ensure the health of KS workers. 	NG
	<p>9. Operations expected July-Dec 2022</p> <ul style="list-style-type: none"> ▪ Looking into opportunities to backload trucks. ▪ Continued sand processing and assessing new markets and uses for quarry products. ▪ Site improvements including site and operational safety and landscaping. ▪ Review dredge operation. ▪ Investigate options for improving efficiency. ▪ Focus on current operations and discussions with Council about the final landform and uses, in particular relocating Altona Road and creating a recreational precinct. 	NG
General business	<p>10. Planning Proposal</p> <ul style="list-style-type: none"> ▪ The Cudgen Lakes Quarry forms part of the Gales-Kingscliff masterplan for Kingscliff. ▪ Following the Planning Proposal 2020 being rejected by Council and the Planning Panel, Gales has started to discuss with Council options to reach an overall agreement with respect to the development of Gales land. <p>11. CCC community member feedback</p>	NG / SDS / FC / BG

	<ul style="list-style-type: none"> ▪ MU asked the community members if they have any feedback as they are a conduit for the community ▪ FC stated that she has concerns about fill on the floodplain and its effects ▪ SDS explained that raising Altona Road in the relocated location will reduce flood levels in Kingscliff and Chinderah as its acts like a levee – this and other issues will be assessed as part of the revised Flood Strategy subject to a Deed between Gales and Council to be discussed at the Council meeting of 7 July 2022 <p>[Note: at the Council meeting of 7 July 2022 discussion of the Deed was held by Council in confidence. Council subsequently requested some amendments to the Deed to which Gales agreed including that the schedule of items to be investigated be able to be viewed by community organisations. It is expected that the Deed will be signed by Council and Gales once the amendments requested by Council have been inserted]</p> <ul style="list-style-type: none"> ▪ BG stated that the community should have confidence in the flood study being prepared by the experts. 	
Next meeting / site inspection	The next meeting will be held in mid-February 2023 (indicative dates 16-17 February 2023)	MU
Close	The meeting was closed at 3:50pm by MU.	MU
Meeting minutes	Minutes submitted by: Lisa Segal Peled Minutes approved by: Michael Ulph	

Cudgen Lakes Sand Quarry

Community Consultative Committee Meeting Report

Friday 1 July 2022 at 2:30pm

Kingscliff Beach Hotel, 102 Marine Parade Kingscliff

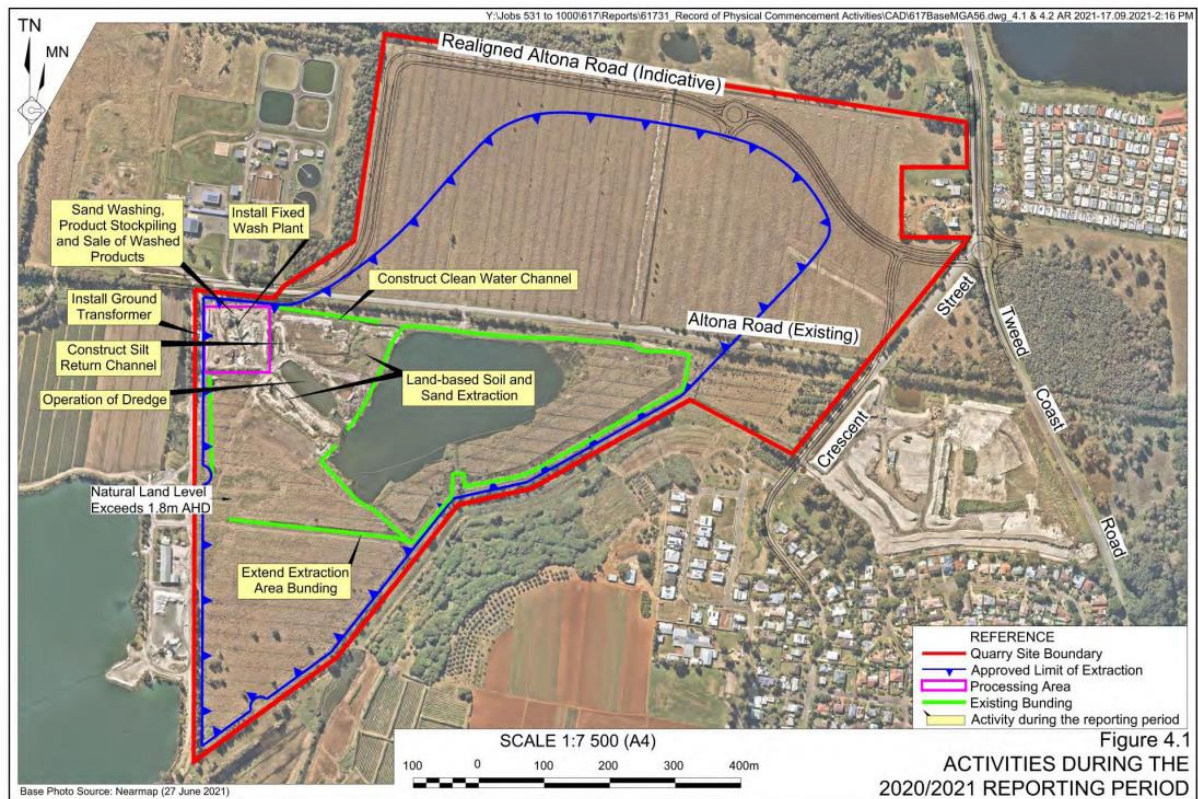
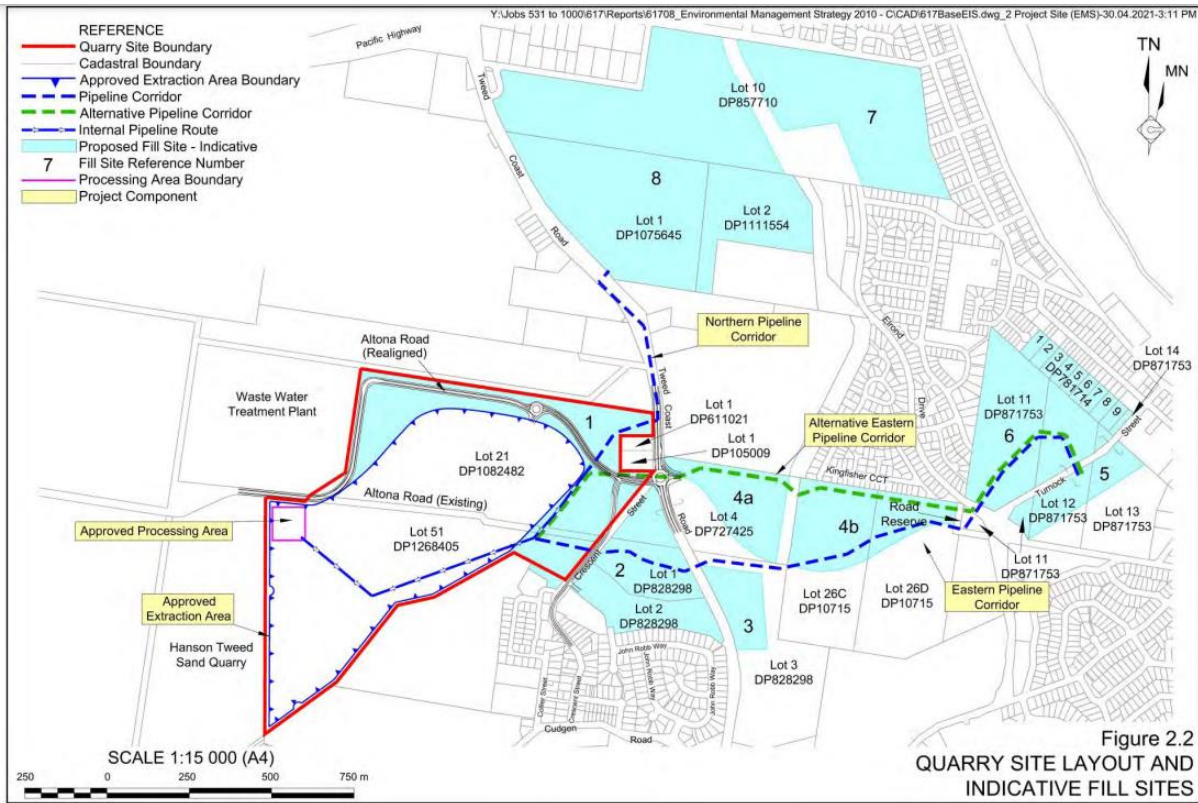
Please see separate GHD Agenda for the meeting

Meeting/Report No: 8

Previous Meetings and Reports: 7 April 2017, 20 November 2017, 28 September 2018, 18 November 2019 (report in lieu of meeting as no operations occurred on site in 2019), 19 April 2020 and 10 December 2020 (reports sent due to Covid-19 restrictions), 4 June 2021

Invitees/Attendees	
<p>Community Members: Felicia Cecil – community representative Barry Green – community representative</p> <p>Council Members: David Bell – Team Leader Environmental Health Ray Clark – Tweed Shire Council – Traffic Engineer</p>	<p>Independent Chair: Michael Ulph - Technical Director – Communications & Stakeholder Engagement, GHD</p> <p>Gales-Kingscliff / Kingscliff Sands: Stephen Segal – Managing Director via VC Lisa Segal Peled – Gales via VC</p> <p>Kingscliff Sands – Quarry Operator: Brad Holloway –Quarry Manager & Operations Manager Nick Gould – Quarry Supervisor</p> <p>Quarry Safety Consultant Shaine Mutton (if required)</p>
Apologies	
Colleen Forbes – Team Leader Development Assessment	
Distribution List in addition to Attendees above:	
<p>DPIE Compliance: Shelley McPhee – Team Leader Compliance – Far North Region (Murwillumbah) Angie Hollister - Senior Compliance Officer – Far North Region</p>	<p>Gavin Johnson Johnson Planning and Development</p> <p>RW Corkery & Co Environmental Consultants: Scott Hollamby</p>

Overview



Item	Description
	<p>Welcome</p> <ul style="list-style-type: none"> • Michael Ulph – we welcome Michael as the new CCC Chairman after John Griffin’s retirement from Independent Chairman duties • Michael is GHD Technical Director – Communications & Stakeholder Engagement
	<p>Actions arising from the last report</p> <ul style="list-style-type: none"> • No queries were received following the June 2021 CCC meeting.
	<p>Summary of key dates for Cudgen Lakes project</p> <ul style="list-style-type: none"> • June 2009 - Project Approval 05_0103 was granted • February 2016 - Modification 1 (MOD 1) for an initial processing area south of the existing alignment of Altona Road • September 2016 - Operations physically commenced • June 2017 - Site establishment activities commenced • October 2017-February 2018 - first extraction campaign – pumping sand to Kingscoast • January 2019 Modification 2 (MOD 2) utilisation of the ‘Initial’ Processing Area as the long-term Processing Area, consolidation of the Northern and Southern Extraction Areas into a single lake and increase of the final lake batters to 1:3 (V:H) • April 2020 extraction operations recommenced, processing operations and road transportation of quarry products commenced • January – March 2021 – CDE washplant and associated infrastructure including transformer installed • March 2021 – CDE washplant commissioned • May 2021 - DA20/0965 approved by Tweed Shire Council to fill Lot 21 DP1082482 (northern Quarry lot) to raise level of land for existing cattle grazing and long term sportsfields location • May 2022 DA20/0965 commenced with amended access
<p>Summary of Cudgen Lakes project (June 2021-June 2022)</p>	
	<p>Flooding and Drainage</p> <ul style="list-style-type: none"> • Exceptional flooding (>Q100) and extreme persistent rain. • The flooding caused unprecedented damage and ongoing disruption to the community and businesses, building and contractors. • At the quarry main damage was to a screener and input water pump, which had been placed high but not high enough. The transformer, office and washplant and other major equipment escaped damage. • However business disruption meant greatly reduced sales even after the flood receded. Many contractors lost their equipment. • Recent cleaning the drain through the WWTP allowed drainage from the NW corner of the site, which would have otherwise been severely compromised. • Noxious weeds – Amazonian frogbit was identified near the WWTP and Rous Council attended to its treatment. It has recently been found in drains between Turnock and Quigan Streets. • Drainage westwards along the base of the hill to the south was established by the downstream neighbour and drainage has improved, but will be monitored. <p>Sand processing and sales</p> <ul style="list-style-type: none"> • Since opening sales have been severely limited by covid restrictions and border closures, shortages of tradespeople and long delays in new equipment supplies caused by international supply chain disruptions, and damaging floods.

- In recent weeks the sale of fine washed sand to various purchasers has increased after flooding and rain has subsided.

Monitoring

- Continued environmental monitoring, including noise, air quality, surface water and groundwater monitoring carried out in accordance with Management Plans.

MOD4 Scoping Study

- Initially lodged May 2021 to:
 - To reinstate the full processing capability of the original 3.7ha processing area under Project Approval 05_0103 by expanding the current 1ha processing area to 2.7ha. This would enable the production of a wider variety of fine sand based products and various landscaping products (soil, topdressing, drainage sand, bedding sand, general fill, etc). The existing process requires that the processed sand be kept strictly separate from other soil products, hence the need for a larger processing area.
 - A combined maximum road transportation limit of 850 000tpa providing for both product export and VENM/ENM/PASS import for both the sand processing and Altona fill operations.
 - *No change to maximum extraction rate.*
 - Provide for flexibility in export and import of products by allowing a combined limit on total truck movements rather than separate limits on import and export.
 - Increase in maximum product transportation by road from 300 000tpa to 500 000tpa.
 - Current permissible volumes are: pumping+road transport=650 000 m³/year, 300 00tpa (200 000m³) transported by road and 450 000m³ hydraulically transferred to fill sites. VENM 45 000t/year import.
 - Commencement of road transportation (to/from the processing area) from 6:00am Monday to Saturday.
- Q3 2022 - Scoping Report to be updated with some changes including the revised lake boundary.
- Revised Scoping Report will be provided to CCC members prior to re-submission to DPE to get feedback.
- The importation of VENM/ENM/PASS is divided into:
 1. use for reprocessing, backfilling the lake and profiling lake edges; and
 2. use for raising the existing land level (VENM/ENM only) and associated uses such as Altona Road, land-based recreation, sports fields and land for development, to be approved and managed under separate development approvals, including DA 20/0965.

PASS Resource Recovery Order and Exemption application

- Lodged February 2022, Request for Information (RFI) received May 2022. Application for a Resource Recovery Order and Exemption for the acceptance of potentially acid sulfate soil (PASS) to the Cudgen Lakes Sand Quarry.
- The grant of the order and exemption would provide for appropriate management of PASS material that is being generated within the rapidly developing Tweed Shire and northern rivers region.
- PASS material has not yet been received to the Quarry however the receipt of PASS material, referred to as VENM(b), was approved through Project Approval 05_0103B in 2009.
- It is likely that the application will be split into two separate applications, one for the importation of PASS material and possibly a second for the treatment of fines generated by

the on-site washing process, which could be an alternative to permanent internment within the quarry. Response to the RFI is currently in preparation.

Works north of the existing Altona Road

- Works to allow filling according to DA20/0965 with access from Altona Road commenced May 2022.
- The approval requires that imported fill be approved by Council and requires level 1 certification. This can allow for sports fields between Crescent Street and the WWTP. Sports fields in this area have long been contemplated in this area, but the DCP located them in the site of the former STP. Gales is in discussion with Council as to whether the DCP location has been or can be suitably decontaminated, and whether the Altona location for sports fields is preferable.
- In view of these factors the relocation of Altona Road is considered high priority, and extraction and backfilling of the lake for sportsfields is being considered as an early objective.

Altona Road and Crescent Street Relocation

- Gales planning for this is commencing and must be compatible with the widening of Tweed Coast Road to 4 lanes, a roundabout and connection with the new road to Elrond Road roundabout and Marine Parade.

Health and Safety

- Quarry Manager in regular contact with Workplace health and safety consultant

Summary of Cudgen Lakes project (January 2021 – June 2021) from last CCC meeting

Works

- *Concrete slab constructed for placement of the CDE washer.*
- *CDE washer system and radial conveyor belt delivered, assembled, installed, commissioned and handed over with on-site training.*
- *11,000kV transformer installed on pad raised above Q100 with connection to the grid with power connecting from Altona Road to the north.*
- *Easement granted to Essential Energy for underground powerlines and multi-purpose electrical installation.*
- *Power was provided to the office and to the CDE system via a control room above Q100.*

Monitoring


- *Continued environmental monitoring, including noise, air quality, surface water and groundwater monitoring carried out in accordance with Management Plans.*

Drainage

- *Exceptionally wet summer with continued problems with drainage and the Quarry site wetted up and not draining properly.*
- *Gales is trying to find the causes of the problem and get it fixed and in this regard is in communications with Council and EPA and downstream landowners. Some uncertainty as to who is responsible to maintain the drain to ensure it functions correctly.*

Health and Safety

- *Workplace health and safety consultant appointed to:*
 - *Review health and safety management systems*
 - *Carry out regular inspections*
 - *Ensure appropriate licensing and work practices are in place*

	<p>Compliance and reporting obligations</p> <ul style="list-style-type: none"> • The Annual Review 2021/2022 covering the period 1 July 2021 – 30 June 2022 will be submitted to DPIE, Council, EPA, Water NSW & NRAR in the third quarter of 2022. • Annual Reviews can be viewed at www.galeskingscliff.com.au (Projects - Cudgen Lakes – Approvals and Reports – Annual Reviews)
	<p>Community Complaints</p> <ul style="list-style-type: none"> • No complaints have been received.
	<p>Operations expected July – December 2022</p> <ul style="list-style-type: none"> • Continued sand processing and assessing new markets and uses for quarry products • Site improvements including site and operational safety and landscaping • Review dredge operation • Investigate options for improving efficiency • Focus on current operations and discussions with Council about the final landform and uses, in particular relocating Altona Road and creating a recreational precinct
<p>Planning applications relevant to the Cudgen Lakes Sand Quarry site</p>	
	<p>Development Application for raising area on Lot 21 DP 1082482 – pushed north 40m</p> <ul style="list-style-type: none"> • Similar to DA20/0965 approved in May 2021 but pushed north 40m towards boundary to facilitate sportsfields. <p>Lot 21 DP 1082482, the northern part of the Cudgen Lakes Sand Quarry site showing the Proposed Fill</p>  <p style="text-align: center;">Figure 2-6 Proposed Fill Ground Level DEM</p>
	<p>Development Application for raising area on Lot 21 DP 1082482 - DA20/0965</p> <ul style="list-style-type: none"> • DA commenced May 2022 • DA20/0965 was approved by Tweed Shire Council on 6 May 2021 <ul style="list-style-type: none"> ○ The entrance road was altered by a DA amendment as shown below. The main change is removing the original access from Crescent Street since it will have to be relocated as part of the Tweed Coast Road 4 lane widening and roundabout. ○ The DA is for earthworks and associated drainage works to fill part of the lot with fill being placed in stages as shown in the diagram below. ○ the purpose of the fill in the short term is to raise the level of the land to achieve improved pasture for existing grazing practices occurring on the land and in the medium to long term most of the fill will be used to create future sports fields external to the

approved extraction lake and for reprofiling the lake edges as permitted under the Project Approval.

- Imported fill may also be utilised for backfilling of the lake and for mixing with the sand resource as permitted under the Project Approval.

Lot 21 DP 1082482, the northern part of the Cudgen Lakes Sand Quarry site showing the proposed fill outlined in red and stages in which the filling will take place.



Cudgen Precinct Development Application - 2022

- DAP meeting with Council on 13 April 2022 to raise the areas outlined in red to 3.2m AHD for hydroponics operation.
- Gales is currently undertaking detailed flood modelling and considering an alternative use of sports fields.



Figure 1: Approximate location of proposed development and adjacent development

Concept Masterplan showing proposed development in the Cudgen Precinct Venant Solutions 2020 Precinct Fill Footprints showing final level of fill



	<p>Planning Proposal – future planning for Cudgen Lakes area</p> <ul style="list-style-type: none"> • PP for Gales landholdings including the Cudgen Lakes area for rezoning Gales land was submitted to TSC in November 2020 and to the DPIE on 6 April 2021 for assessment by the Northern Regional Planning Panel. • Council and NRPP resolved not to support the PP. • Gales is continuing overall master planning of its holdings and preparing DAs for development sites. Gales has started discussions with Council to seek agreement strategies for overall development.
	<p>Next meeting and questions</p> <ul style="list-style-type: none"> • A CCC meeting will be scheduled in the first half of 2023.

Attachment 1 – Illustrative Concept Masterplan for Gales landholdings – November 2020



- Legend**
- Gales-Kingscliff & Gales Holdings Controlled Land
- Concept Development Footprint Uses**
- Apartments
 - Medium Density Residential
 - Low Density Residential
 - Tourism
 - Innovation Business Park
 - Innovation Mixed Use
 - Town Centre Mixed Use
 - Retail Centre and Civic Square
 - Education & Community
 - Stormwater-WQ-Park
 - Recreational Precinct & Lake, Local Parks
 - Private Open Space
- External to Development Footprint**
- Retained Parkland
 - Conservation Area

LFA (PACIFIC) PTY LIMITED
 ARCHITECTURAL SERVICES
 LANDSCAPE DESIGN
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 INTERIORS

Illustrative Concept Masterplan - November 2020

2018-5800 CP-07-V
 5 November 2020



Gales Kingscliff