

**Independent Environmental Audit:
Cudgen Lakes Sand Quarry
Project Approval MP 05_0103B Modification 2**



Audit Organisation:	Gales-Kingscliff Pty Ltd
Auditors:	James Hart
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Draft	19/12/2025	Review	RW Corkery Gales Kingscliff
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Independent Audit Declaration Form

Project Name: Cudgen Lakes Sand Quarry
Consent Number: Project Approval MP 05_0103B Modification 2
Description of Project: Sand Quarry
Project Address: Altona Road, Cudgen NSW 2487
Proponent: Cudgen Lakes Sand Quarries Pty Ltd
Date: 7 March 2025

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

b) The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Auditor: James Hart

Signature: 

Qualification: Lead Environmental Auditor – Exemplar Global Certificate No. 12105

Company: James Hart Consulting

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Abbreviations

AQMP	Air Quality Management Plan
AS	Australian Standard
ASS	Acid Sulphate Soil
DCCEEW	Department of Climate Change, energy, the Environment and Water
BCD	Biodiversity & Conservation Division
DA	Development Approval
DDG	Deposition Dust Gauge
DPHI	Department of Planning Housing and Industry
DPI	Department of Primary Industries
DRG	Department of Resources and Geoscience
EIS	Environmental Impact Statement
EMS	Environmental Management Strategy
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EPL	Environment Protection Licence
NMP	Noise Management Plan
OEH	Office of Environment and Heritage
PASS	Potential Acid Sulphate Soil
POEO Act	Protection of the Environment Operations Act 1997
RMP	Rehabilitation Management Plan
SWMP	Soil and Water Management Plan
TARP	Trigger Action Response Level
TMP	Transport Management Plan and Driver Code of Conduct
TSP	Total Suspended Particulates
TSS	Total Suspended Solids
WAL	Water Access Licence

1 INTRODUCTION

1.1 Overview

The Cudgen Lakes Sand Quarry is located on Altona Road in Cudgen north-eastern NSW, approximately 8 km south of the New South Wales/Queensland Border.

The Proposal by Gales-Kingscliff Pty Ltd (Gales-Kingscliff) to develop and operate the sand extraction and processing operation was approved on 16 June 2009 and last modified on 22 January 2019. The approved quarry provides for the hydraulic delivery of sand within two pipeline corridors for use as fill at nominated locations within the local area to raise the elevation of land for development in accordance with a proposed strategic development plan. The quarry will also supply construction materials to the surrounding region and receive virgin excavated natural material (VENM) and other EPA approved materials for backfilling and rehabilitation purposes.

The sand resource within the approved extraction areas totals approximately 7.275 million m³. The maximum approved annual extraction rate is 650,000m³ of which up to 300,000tpa of products, including fine-grained concrete/construction sand, mortar sand/brickies loam and fill sand, may be transported from site by road registered trucks.

The conditions of approval require Gales-Kingscliff to appoint an independent auditor to assess compliance with the Minister's Conditions of Approval obtained for the quarry operations.

Schedule 5, condition 15 of the approval requires an Independent Environmental Audit to be conducted within 2 years of commencement of quarrying operations and every 3 years thereafter, unless the Secretary directs otherwise. The condition requires the proponent to commission and pay the full cost of the audit. The audit must:

- a. Be led and conducted by a suitably qualified, experienced, and independent team of experts whose appointment has been approved by the Secretary;
- b. Include consultation with relevant agencies, and the CCC;
- c. Assess the environmental performance of the project, and whether it is complying with the relevant requirements in this consent and any relevant EPL or necessary water licences for the development (including any assessment, strategy, plan or program required under these approvals);
- d. review the adequacy of strategies, plans or programs required under the abovementioned approvals;
- e. Recommend appropriate measures or actions to improve the environmental performance of the development, or any assessment, strategy, plan or program required under the abovementioned approvals.; and
- f. Be conducted and reported to the satisfaction of the Secretary.

Project Details

Project Name		Cudgen Lakes Sand Quarry	
Project Application Number	Project Approval MP 05_0103B Modification 2		
Project Address	The Cudgen Lakes Sand Quarry is located on Altona Road in Cudgen north-eastern NSW, approximately 8 km south of the New South Wales/Queensland Border.		
Project Phase	Operational. Wet extraction and processing of sand by dredge since 2020. Operator: Kingscliff Sands Pty Limited.		
Project Description	<p>The Proposal by Gales-Kingscliff Pty Ltd to develop and operate the sand extraction and processing operation was approved on 16 June 2009 and last modified on 22 January 2019. The approved quarry provides for the hydraulic delivery of sand within two pipeline corridors for use as fill at nominated locations within the local area to raise the elevation of land for development in accordance with a proposed strategic development plan. The quarry will also supply construction materials to the surrounding region and receive virgin excavated natural material (VENM) and other EPA approved materials for backfilling and rehabilitation purposes.</p> <p>The sand resource within the approved extraction areas totals approximately 7.275 million m³. The maximum approved annual extraction rate is 650,000m³ of which up to 300,000tpa of products, including fine-grained concrete/construction sand, mortar sand/brickies loam and fill sand, may be transported from site by road registered trucks.</p> <p>The first extraction campaign for the Cudgen Lakes Sand Quarry commenced on 30 October 2017 and concluded on 8 February 2018 with up to 352 195m³ of sand hydraulically transferred to the Cudgen Heights fill site.</p> <p>During April 2020 extraction operations recommenced and processing operations and road transportation of Quarry products commenced for the first time.</p> <p>Following rehabilitation, it is proposed to retain the extraction pond as a recreational lake tying into the broader strategic development plan of Gales-Kingscliff Pty Ltd.</p>		

1.2 Audit Team

The audit was conducted by the following:

Auditor	Role	Qualifications
James Hart	Lead Auditor	Lead Environmental Auditor Exemplar Global No 12105 Newcastle University, Graduate Diploma in Environmental Science, 1997

James Hart appointment as the Independent Environmental auditor was endorsed by the Secretary of the Department of Planning Housing and Infrastructure on 16 September 2025.

The independent audit declaration form is attached as Appendix B.

1.3 Audit Objectives

The objective of this audit was to undertake the independent environmental audit in compliance with the Project Approval MP 05_0103B Modification 2 Schedule 5 (14 & 15), and in accordance with the Department of Planning Industry and Environment Independent Audit Post Approval Requirements June 2020 (DPAR 2020).

1.4 Audit Scope

The scope of this audit was limited to the site, being the quarry located at Altona Road, Cudgen NSW 2487, and processes carried out by Gales-Kingscliff Pty Ltd in operating the quarry. The audit is the fourth for the project under the current project approval and covered the period since the previous audit and the date of the site inspection, i.e. 10 November 2022 to 2 December 2025.

The scope of this audit comprised of the following:

- Consultation with stakeholders to obtain their input into the scope of the audit;
- Review of compliance against Project Approval MP 05_0103B Modification 2:
- Review of requirements of EPL 12385;
- Review of requirements of Water Licence 40902;
- Review of implementation of the following management plans:
 - 61723a Environmental Management Strategy. Approved, 5 July 2017;
 - 61737b Air Quality Monitoring Program. Approved April 2020;
 - 61745b Air Quality Monitoring Program. Approved June 2025;
 - 61723d Aboriginal Cultural Heritage Management Plan. Approved 5 July 2017;
 - 61745e Aboriginal Cultural Heritage Management Plan. Approved 5 January 2025;
 - 61737c Soil and Water Management Plan. Approved May 2021;
 - 61745a Soil and Water Management Plan. Approved September 2025;
 - 61737a Noise Management Plan. Approved April 2020;
 - 61737d Rehabilitation Management Plan Approved January 2024;
 - 61737h Flood Evacuation Plan. Final April 2020.
 - 61722d Pollution Incident and Response Management Plan, April 2022.
- the performance of the operation;
- results from previous audits;
- any incidents or community complaints;
- Site inspection of the development area.

The audit criteria were developed by the Lead Auditor, and are included as a checklist at the end of this report.

1.5 Audit Period

This was the third independent environmental audit carried since project approval, which covered the period, 16 August 2022 to 2 December 2025.

2 Methodology

2.1 Approval of Auditors

Gales-Kingscliff Pty Ltd engaged James Hart as the independent environmental auditor to conduct this audit. The auditor details and certification were discussed in Section 1.2 of this report. Auditor’s approval letter from DPHI is attached as Appendix B.

2.2 Audit Scope Development

The audit scope and a checklist was developed based on the Project Approval MP 05_0103B Modification 2 and statement of commitments, requirements of Environment Protection License (EPL) 12385, requirements of Water License 40902 and feedback from agencies consulted.

2.3 Audit Process

The audit commenced with an Opening Meeting to confirm the scope, purpose, and timeline of the audit. The Opening Meeting was held at 8.30am on 3 December 2025.

Key operational documents were reviewed, and evidence of compliance was sought through the interview process. Key documents were the various management plans required under the approval. Documentation included a combination of hard copy records and electronic records maintained by Gales-Kingscliff Pty Ltd.

The audit activities included the following:

- A site walk to review implementation of mitigation measures and environmental controls on 3 December 2025 accompanied by the Site Manager;
- Desktop review of the project documentation (EMP and its sub-plans) to verify compliance with the Project Approval, Statement of Commitments, EPL and WAL requirements;
- Review of available records on the project website and records provided during the site audit and records provided subsequently as evidence of compliance; and
- Submission of draft report to Gales-Kingscliff Pty Ltd and R.W.Corkery & Co Pty Ltd for review prior to finalisation of report and submission to DPHI.

A closing meeting was held at 4.00pm on 3 December 2025 where the preliminary audit findings were presented. Where aspects of the audit remained unresolved, Gales-Kingscliff Pty Ltd was requested to provide additional information. This information was provided between 3/12/2025 and the 17/12/2025.

2.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Nick Gould	Kingscliff Sands Pty Ltd	Quarry Manager

2.5 Details of Site Inspection

A site inspection of the quarry was conducted with focus on the following controls:

- Erosion and sedimentation controls;
- Pond bunding;
- Presence of Blue Green Algae on the lake;
- Stabilised access/egress;
- Roads surrounding the site for dust/mud tracking;
- Dust management;
- Waste management;
- Site fence and vegetation screening;

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- Boundary markers;
- Chemical storage;
- Site signage; and
- General housekeeping.

Activities being undertaken during the site inspection included:

- Dredging of Sand from the North Dredge Pond;
- Screening and stockpiling of material;
- Loading of trucks for dispatch.

2.6 Agency and Community Consultation

Consultation with the following was undertaken prior to the audit to obtain feedback and to focus the audit criteria on key issues.

Refer to **Appendix C** for consultation records provided.

Contact	Agency	Comments
Nick Ballard Team Leader Compliance – Far North Region Planning Compliance Development Assessment & Sustainability	Department of Planning, Housing and Infrastructure	Water management has been an aspect requiring attention for the Department since the last IEA therefore please address this as part of the audit.
NSW Environment Protection Authority Generic Email Address	NSW Environment Protection Authority	No response
Michael Ulph Chair	Community Consultative Committee	No response
Tweed Shire Council – Generic Email address Colleen Forbes Team Leader Development Assessment	Tweed Shire Council	No response
Tim Baker Senior Projects Officer Water Assessments	NSW Department of Climate Change, Energy, the Environment and Water	NSW DCCEE Water Group requests that the audit address compliance with the following specific elements of the consent conditions and related legislative requirements in a manner consistent with the above audit scope : <ul style="list-style-type: none"> • The requirement to prepare and implement management plans that relate to water sources and their dependent ecosystems and users, and associated impact management and mitigation. These plans may include: <ul style="list-style-type: none"> o Water Management Plans and related sub-plans e.g. , Site Water Balance, Erosion and Sediment Control Plan, Stormwater Management Plan, Surface and Groundwater Management Plan. o Extraction Plans and related sub-plans e.g. , Water Management Plan, Subsidence Management Plan.

		<ul style="list-style-type: none"> • The requirement to prepare and implement impacts which set clearly defined limits and actions. This is an exceedance-based reporting trigger action response plan for water source to be reported on within annual and exceedance based reporting. • Water supply availability is clearly defined for the project. • Water take at the site via storage, diversion, interception or extraction is clearly documented and is authorised by a relevant Water Access Licence or exemption under the Water Management (General) Regulation 2025. Consideration is also to be given to the relevance of excluded works at the site with reference to the factsheet at the following link: https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0008/554444/la-interpreting-excluded-works-dams-fact-sheet.pdf • Water metering at the site is in accordance with the NSW Non-Urban Metering Framework where relevant. • Water Access Licence/s used to account for water take by the project nominates the work where the water is being taken from. • Annual reporting clearly documents; <ol style="list-style-type: none"> 1) water take, use and water source impacts, 2) compares results with previous years, and 3) identifies exceedances and how these are managed/mitigated.
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Issues raised during the agency consultation process were considered in development of the audit checklist and checked and reviewed during the site inspection and review of records.

2.7 Audit Compliance Status Descriptors

Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Not Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), therefore an assessment of compliance is not relevant.

2.8 Approvals and Documents Audited

The following documents and approvals were reviewed and included within the audit:

- Project Approval MP 05_0103B Modification 2.
- Review of implementation of the following management plans:
 - 61723a Environmental Management Strategy. Approved, 5 July 2017;
 - 61737b Air Quality Monitoring Program. Approved April 2020;
 - 61745b Air Quality Monitoring Program. Approved June 2025;
 - 61723d Aboriginal Cultural Heritage Management Plan. Approved 5 July 2017;
 - 61745e Aboriginal Cultural Heritage Management Plan. Approved 5 January 2025;
 - 61737c Soil and Water Management Plan. Approved May 2021;
 - 61745a Soil and Water Management Plan. Approved September 2025;

- 61737a Noise Management Plan. Approved April 2020;
- 61737d Rehabilitation Management Plan Approved January 2024;
- 61737h Flood Evacuation Plan. Final April 2020.
- 61722d Pollution Incident and Response Management Plan, April 2022
- Community Consultative Committee meeting minutes from 16 February 2023 to 21 February 2025.
- Cudgen Lakes Sand Quarry Independent Environmental Audit, James Hart Consulting, 20 December 2022.
- Independent Environmental Audit Response and Action Plan 2022.
- Cudgen Lakes Sand Quarry Independent Environmental Audit 2022 Response and Action Plan.
- Annual Review for the Cudgen Lakes Sand Quarry 1 July 2012 to 30 June 2023.
- Annual Review for the Cudgen Lakes Sand Quarry 1 July 2023 to 30 June 2024.
- Annual Review for the Cudgen Lakes Sand Quarry 1 July 2024 to 30 June 2025.
- Cudgen Lakes Sand Quarry Deposited Dust Monitoring, July 2017 to May 2025.
- Cudgen Lakes Sand Quarry Environmental Monitoring Summary– Groundwater, 7/11/2025.
- Cudgen Lakes Sand Quarry Environmental Monitoring Summary – Surface Water, 25/11/2025.
- Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, December 2024.
- Cudgen Lakes Sand Quarry - Laden Truck Summary, 22 May 2020 to 31 October 2025.
- Cudgen Lakes Sand Quarry – Complaints Register 1109/2017 to 2/12/2025.
- Cudgen Lakes Sand Quarry – Complaints Record Form
- Cudgen Lakes Sand Quarry - Drivers Code of Conduct and Induction record.
- KS-H&S-F12 Workplace Inspection Checklists
- Cudgen Lakes Sand Quarry – Site Inspection Sheet.

2.9 Issues to be considered in reviewing this report

This audit was based on a review of compliance with the approval conditions for the operation of the Cudgen Lakes Sand Quarry.

In particular, the audit focused on the implementation of measures described in the various Environmental Management Plans to manage the impacts of the activities on the surrounding environment. The checklist appended to this report identifies those compliance issues that could be assessed given the stage of the project.

By its very nature an audit does not guarantee full compliance of all aspects of the project with the undertakings of the Management Plans and associated documentation. However; in the opinion of the auditor, the extent and scope of the field inspection together with the records maintained by Gales-Kingscliff were sufficient evidence to verify general compliance of the activities with the requirements of the conditions of approval.

3 AUDIT FINDINGS

3.1 Overview

The following activities were being conducted at the time of the audit.

Activities being undertake during the site inspection included:

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- Dredging of Sand from the North Dredge Pond;
- Screening and stockpiling of material;
- Loading of trucks for dispatch.

The attached checklists record the outcomes of the audit process.

3.2 Assessment of Compliance

	Requirements	Findings
Schedule 2 – Administrative Controls	25	Compliant – 23
		Non-Compliant – 1
		Not Triggered – 2
Schedule 3 – Environmental Performance Conditions	43	Compliant – 34
		Non-Compliant – 8
		Not Triggered – 1
Schedule 4 – Additional Procedures	2	Compliant – 0
		Non-Compliant – 0
		Not Triggered – 2
Schedule 5 – Additional Procedures	13	Compliant – 9
		Non-Compliant – 5
		Not Triggered – 2
EPL 12385	59	Compliant – 41
		Non-Compliant – 3
		Not Triggered – 15
Statement of Commitments	89	Compliant – 42
		Non-Compliant – 1
		Not Triggered – 46
WAL 40902	7	Compliant – 6
		Non-Compliant – 0
		Not Triggered – 1

3.2.1 Environmental Protection Licence (EPL 12385)

An EPL had been issued for the operations, which places requirements on the site for the management of air, noise, water, and complaints. The site had complied with requirements for monitoring of noise, blasting, and surface water, and complaints management and reporting processes have been implemented and met.

The following non-compliances with requirements of the EPL were identified:

- Dredge Pond and Sediment Dam and discharge points were not clearly identified.
- Rainfall at the premises was not recorded for each 24 hour period.

- Sampling of EPL Point 5 (MB10) had not been undertaken during the period covered by the current audit (bore damaged).

3.2.2 Air Quality

An Air Quality Management Plan (AQMP) had been developed and approved for the project, which included controls to minimise air quality impacts and monitoring requirements. The AQMP was updated and approved in June 2025.

Controls had been implemented to minimise the impact of the project on air quality. The site was generally covered with grass and stabilised. Irrigation sprays had been installed on the truck access road to minimise dust generation, wheel wash and rumble strip installed minimise tracking of material off site.

Deposited dust monitoring had been conducted, with results generally below the site annual average deposited dust criteria, with the exception of monitoring at DG3, where the rolling annual average criteria of 4g/m²/mth was exceeded for September 2024. The exceedance of the annual rolling average at DG3 was attributed to contamination of samples with organic matter in some samples during the 12 month period, and hence is not considered a non-compliance.

TSP/PM₁₀ dust monitoring was not required as no dry processing had occurred. In accordance with the updated AQMP, deposited dust monitoring ceased during wet processing operations in May 2025. Two non-compliances were raised against requirements of the AQMP:

- Deposited dust samples were not collected in December 2024 and January 2025 due to miscommunication between the site and the sampling laboratory. This issue was raised as a non-compliance in January 2025.

3.2.3 Noise Management

A Noise Management Plan (NMP) had been developed, approved and implemented which identified noise monitoring requirements. The NMP was updated (Noise Management Plan for the Cudgen Lakes Sand Quarry Project Approval No. 05_0103 (MOD2), January 2025) and approved by DPHI in January 2025.

Noise monitoring had been conducted annually in general accordance with the consent conditions. Noise monitoring results show no adverse impact from the site, with monitoring showing noise levels monitored were below site criteria at receptors.

No non-compliances were raised in relation to noise management.

3.2.4 Water Management

A Soil and Water Management Plan (SWMP) had been developed and approved for the project. The SWMP had been updated and approved in September 2025 (Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Project Approval No. 05_0103 (MOD2), September 2025) The SWMP was verified as compliant with the conditions of approval.

During the audit period, there were several instances where pH and dissolved oxygen levels dropped below the desired criteria, as well several instances where sulphate, magnesium and iron levels exceeded the trigger action response levels (TARP).

In relation to the dredge pond water quality, dissolved oxygen levels had been recorded below the desired criteria on several occasions during the audit period. The lower dissolved oxygen levels in surface water were attributed to mixing of water containing low levels of oxygen from the bottom of the

dredge pond with water on the surface of the pond due to dredging operations. This impact was reported as a non-compliance in the 2023 Annual Review. The updated water management plan has clarified that the objective for dissolved oxygen in the surface water is only applicable during non-operational periods, i.e., does not apply when the mixing action of dredging operations impacts surface oxygen levels.

Notably, no controlled water discharges occurred from the site during the audit period.

In relation to groundwater, several pH results were outside the objective range during the audit period, which was considered to be the result of oxidation of ASS material. However, the results do not indicate this is the result of adverse impacts from the quarry operations.

The high Fe, magnesium and sulphate levels recorded in the groundwater at MB11 to MB13 was considered to be the result of drawdown of groundwater due to dredging operations in the northern dredge pond (return water from the processing plant is returned to the southern dredge pond). Notably, MB11 to MB13 are located immediately adjacent to the northern dredge pond and within the approved extraction footprint and have been subsequently replaced by three nested bores GW1, GW2 and GW3 located beyond the extraction footprint. Notwithstanding, to minimise the drawdown of water in the northern dredge pond, water from the southern dredge pond is pumped back to the northern dredge pond.

Seven non-compliances were identified in relation to monitoring requirements identified in the SWMP:

- Water samples were not collected in December 2024.
- Exceedances of the surface water and groundwater quality criteria occurred in 2023 and 2024 which were not identified until preparation of the Annual Review in 2024.
- The surface water TARP for dissolved oxygen was exceeded on multiple occasions in 2025.
- The groundwater quality criteria was exceeded for Iron on multiple occasions during the 2024-2025 period.
- Water levels at the cessation of dredging had not been recorded.
- Sampling had not been conducted at MB10 as the bore had been damaged during 2021.
- Records do not clearly show that weekly surface water monitoring had been consistently conducted as required by Section 7.5 of the SWMP.

It was noted that noncompliance's relating to dissolved oxygen in pond water, recording of water levels at the cessation of dredging, and weekly surface monitoring would not be considered non-compliances with the current approved SWMP. However, Gales-Kingscliff need to ensure compliance with the existing approved management plans until updated plans have been approved.

3.2.5 Waste Management

Facilities had been provided for the storage and disposal of waste on site. Minimal waste was produced at the site, with waste being collected as part of the Council collection service. It is noted that servicing of equipment was conducted by contractors who were required to remove all waste generated during the servicing from site.

No non-compliances with waste management were identified.

3.2.6 Rehabilitation

A Rehabilitation Management Plan (RMP) had been developed for the project, which had been submitted to DPHI and approved in January 2024.

No final areas have become available for rehabilitation. Temporary rehabilitation has been completed on the lake edges, bund walls and topsoil stockpile using pasture species thereby minimising potential erosion and weed invasion.

A Rehabilitation Bond had been established in 2017. The rehabilitation bond was reviewed and updated following approval of the RMP, with an updated rehabilitation cost estimate being approved by DPHI on 18 June 2024. The Rehabilitation bond has not been submitted at the time of audit.

The following non-compliance was raised against the rehabilitation management requirements:

- The Rehabilitation Bond had not been updated following completion of the 2022 Independent Environmental Audit.
- The Rehabilitation Bond had not been lodged with 6 months of approval of the Rehabilitation Management Plan.

3.2.7 Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Management Plan (ACHMP), Version 3, 23/07/2017 had been developed and implemented for the project. The ACHMP had been updated (administrative changes only) and approved by DPHI in February 2025. Requirements of the ACHMP were included in the site induction. No Aboriginal objects or skeletal remains have been identified during the period covered by the current audit.

The following non-compliance was raised against requirements of the ACHMP:

- The site induction did not include Aboriginal cultural heritage requirements.

3.2.8 Transport Management Plan

A Transport Management Plan and Driver Code of Conduct (Version 3, 20/05/2020) had been developed and approved. The plan and Code of Conduct has been updated, with the current version (Version 4, 31/01/2025) being approved by DPHI on 12 February 2025.

The TMP incorporated approved transport routes for vehicles entering and exiting the site and parking areas. Light and heavy vehicles had been segregated, with a dedicated light vehicle parking area provided.

Requirements of the TMP were communicated via the site induction and driver inductions. Records of inductions were verified.

Records available verified that the number of truck movements per hour did not exceed the maximum allowed, and truck movements had been restricted to comply with approved hours of operation. The number of laden truck movements did not exceed 12 per hour for the period covered by this audit.

No non-compliances with the requirements of the Traffic Management Plan were identified.

3.2.9 Environmental Management Strategy

An Environmental Management Strategy (EMS) had been developed and implemented for the site. The EMS had been prepared in 2016, approved by DP&E on 21/07/17.

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The EMS has been reviewed on several occasions during the period from 2017, although an updated EMS had not been endorsed by DPHI. It is understood that the updated EMS will be submitted for review upon completion of changes to management plans which form part of the EMS.

No no-compliances were identified in regard to implementation of the EMS.

3.2.10 Previous Audit Findings

Previous audit findings were reviewed as part of the current audit to assess implementation of actions identified to address issues. Actions to address previous audit findings had been identified and previous non-compliances had generally been closed out. Where previous non-compliances could not be closed out, these were raised as non-compliances in the current audit.

A summary of previous findings and status is provided in Appendix A.

3.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

No Orders or Penalty Notices have been issued to Gales-Kingscliff Pty Ltd in relation to Cudgen Lakes Sand Quarry operations during the period covered by the current audit.

The Cudgen Lakes Sand Quarry has not been prosecuted during the period covered by the current audit.

A warning letter was received on 3 July 2025 in relation to non-compliances with air quality and surface water sample collection. The missed sample collection was reported in January 2025 via an incident report submitted via the Major Project Portal.

3.4 Complaints

A Complaints Register is available where information regarding complaints was recorded, including the relevant resolution.

No complaints were received during the period covered by the current audit.

3.5 Reportable Incidents

The following reportable incidents had occurred at the quarry during the period covered by the current audit.

Incident Details	Quarry Response	Response
The rehabilitation bond was to be reviewed following approval of the RMP, however, this has exceeded the 3 month timeframe from the completion of the 2022 Independent Environmental Audit.	Rehabilitation Bond had been calculated and approved by DPHI.	Adequate
Monitoring was unable to be undertaken at EPL Point 5 (MB10) due to the bore being damaged prior to the period covered by the current audit. While it has been reported during each that the bore is to be replaced, the replacement bore is yet to be constructed	Monitoring Bore MB10 replaced in December 2025 following approval of the updated SWMP, which included installation of a nested bore at MB10.	Adequate
The trigger action response plan (TARP) for water quality monitoring with the Soil and Water Management Plan was exceeded for a number of analytes during the 2023-2024 reporting period. The TARP requires the reporting of these exceedances as an incident to DPHI.	Exceedances reported to DPHI as incidents. SWMP updated to clarify requirements for dissolved oxygen in dredge pond water during operational periods. Water pumped from the southern dredge pond to the northern dredge pond to reduce the risk of drawdown in the	Adequate

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	northern bund and hence oxidation of ASS material.	
The trigger action response plan (TARP) for groundwater quality monitoring with the Soil and Water Management Plan was exceeded for Iron in September and October 2024. The TARP requires the reporting of these exceedances as an incident to DPHI.	Water pumped from the southern dredge pond to the northern dredge pond to reduce the risk of drawdown in the northern bund and hence oxidation of ASS material.	Adequate
The 12 month rolling average for deposited dust was exceeded at DG3 in November 2024.	Investigation determined that the exceedance of the criteria was not the result of quarrying operations, but due to contamination of the sample primarily with organic matter.	Adequate
Bunding around the wider extent of the northern site has yet to be finalised. Notably the condition did not provide a timeframe for construction. Existing bunding around the pond remains in place.	The wider bunding around the ultimate extent of the northern extraction pond was completed during the 2024/2025 reporting period (reported in Section 4.3 of the 2025 Annual Review).	Adequate
Deposited dust samples were not collected for the December 2024/January 2025 period due to a communication error between site and the monitoring consultants.	Quarry contacted sampling consultant and clarified requirements for collection of samples during periods when site was not fully operational.	Adequate
Samples were not collected for the December 2024/January 2025 period due to a communication error between site and the monitoring consultants.	Quarry contacted sampling consultant and clarified requirements for collection of samples during periods when site was not fully operational.	Adequate
The trigger action response plan (TARP) for groundwater quality monitoring with the Soil and Water Management Plan was exceeded for Iron in October and November 2024. The TARP requires the reporting of these exceedances as an incident to DPHI.	Water pumped from the southern dredge pond to the northern dredge pond to reduce the risk of drawdown in the northern bund and hence oxidation of ASS material. Replacement bores were also approved as part of the September 2025 SWMP and subsequently installed December 2025	Adequate
The trigger action response plan (TARP) for surface water quality monitoring with the Soil and Water Management Plan was exceeded for dissolved oxygen in February 2025 at sampling points DP1 and DP3. The TARP requires the reporting of these exceedances as an incident to DPHI.	The low levels of dissolved oxygen observed were considered to be the result of active dredging, processing, and the associated pumping of water causing mixing of the water profile in the ponds (water from lower in the water column which contains lower oxygen mixing with surface water). This issue had been previously identified (2023-2024 Annual Review). Updated SWMP clarifies that criteria for dissolved oxygen is applicable only for surface samples during periods when dredge is not operating.	Adequate
The trigger action response plan (TARP) for surface water quality monitoring with the Soil and Water Management Plan was exceeded for dissolved oxygen in March 2025 at sampling points DP1 and DP3. The TARP requires the reporting of these exceedances as an incident to DPHI.	The low levels of dissolved oxygen observed were considered to be the result of active dredging, processing, and the associated pumping of water causing mixing of the water profile in the ponds (water from lower in the water column which contains lower oxygen mixing with surface water). This issue had been previously identified (2023-2024 Annual Review). Updated SWMP clarifies that criteria for dissolved oxygen is applicable only for	Adequate

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	surface samples during periods when dredge is not operating.	
The 12 month rolling average for deposited dust was exceeded at DG3 in October 2024 to April 2025.	Investigation determined that the exceedance of the criteria was not the result of quarrying operations, but due to contamination of the sample primarily with organic matter.	Adequate
The trigger action response plan (TARP) for surface water quality monitoring with the Soil and Water Management Plan was exceeded for dissolved oxygen in June 2025 at sampling point DP1. The TARP requires the reporting of this exceedance as an incident to DPHI.	The low levels of dissolved oxygen observed were considered to be the result of active dredging, processing, and the associated pumping of water causing mixing of the water profile in the ponds (water from lower in the water column which contains lower oxygen mixing with surface water). This issue had been previously identified (2023-2024 Annual Review). Updated SWMP clarifies that criteria for dissolved oxygen is applicable only for surface samples during periods when dredge is not operating.	Adequate

3.6 Additional Matters Raised During Consultation

Agency	Comments	Finding
DPHI	Water management has been an aspect requiring attention for the Department since the last IEA therefore please address this as part of the audit.	Refer Section 4.2.4 of this report.
DCCEEW	NSW DCCEEW Water Group requests that the audit address compliance with the following specific elements of the consent conditions and related legislative requirements in a manner consistent with the above audit scope : <ul style="list-style-type: none"> The requirement to prepare and implement management plans that relate to water sources and their dependent ecosystems and users, and associated impact management and mitigation. These plans may include: <ul style="list-style-type: none"> Water Management Plan s and related sub -plans e.g. , Site Water Balance, Erosion and Sediment Control Plan, Stormwater Management Plan, Surface and Groundwater Management Plan. Extraction Plans and related sub -plans e.g. , Water Management Plan, Subsidence Management Plan. 	Soil and Water Management Plan prepared which addresses requirements of the Conditions of Consent.
	<ul style="list-style-type: none"> The requirement to prepare and implement impacts which set clearly defined limits and actions. This is exceedance based reporting. Trigger action response plans for water source to be reported on within annual and exceedance based reporting.	Soil and Water Management Plan : Table 7.6 - Groundwater Trigger Action Response Plan Table 7.7 - Surface Water Trigger Action Response Plan Table 8.4 - Blue-Green Algae Trigger Action Response Plan. Reporting on TARPs included in Section 7 of the AEMR.

	<ul style="list-style-type: none"> Water supply availability is clearly defined for the project. 	Soil and Water Management Plan Section 3.2
	<ul style="list-style-type: none"> Water take at the site via storage, diversion, interception or extraction is clearly documented and is authorised by a relevant Water Access Licence or exemption under the Water Management (General) Regulation 2025. Consideration is also to be given to the relevance of excluded works at the site with reference to the factsheet at the following link: https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0008/554444/la-interpreting-excluded-works-dams-fact-sheet.pdf 	Soil and Water Management Plan Section 3 Water Access Licence WAL40902
	<ul style="list-style-type: none"> Water metering at the site is in accordance with the NSW Non - Urban Metering Framework where relevant. 	Not applicable. Water take is through infiltration into dredge ponds. Calculated and reported in the Annual Review.
	<ul style="list-style-type: none"> Water Access Licence /s used to account for water take by the project nominates the work where the water is being taken from. 	Water Access Licence WAL40902
	<ul style="list-style-type: none"> Annual reporting clearly documents; <ol style="list-style-type: none"> water take, use and water source impacts, compares results with previous years , and identifies exceedances and how these are managed/mitigated. 	Annual Review -Section 7

3.7 Audit Site Inspection

The site inspection was conducted on 3 December 2025 by the Lead Auditor James Hart assisted by Nick Gould (Site Manager). Specific activities being undertaken at the time of audit were:

- Dredging of sand;
- Screening and stockpiling of material; and
- Loading of trucks for dispatch.

The site environmental controls and mitigation measures were verified including:

- bunding around the lake,
- stabilised access/egress, roads surrounding the site were free of dust/mud, dust management – area was mostly vegetated,
- No Blue Green Algae was sighted on the lake,
- Flammable goods cabinet provided for storage of greases and oils,
- Receptacles were provided for waste management,
- Inspections had been completed on equipment in use,
- Spill kits were available on site,
- site fence and vegetation screening were noted in good condition,
- boundary markers were noted, site signage were installed, and
- site is clean and tidy.
- Height gauge installed in the northern dredge pond.

3.8 Suitability and Adequacy of Plans and the EMS

An assessment of the general adequacy and compliance against Development Consent conditions of key management plans was undertaken and is provided in Appendix C. It should be noted, however, that a detailed or technical assessment of these management plans was not undertaken.

Overall, the EMS, sub-plans and compliance were found to be adequate, had been provided by appropriately qualified and experienced personnel, received the appropriate approval and had been satisfactorily implemented. Commentary on individual management plans is provided in Section 3.2.

Management plans have been reviewed and revised where required.

3.9 Actual versus predicted environment impacts

Review of actual versus predicted impacts was included in the Annual Review. Review of monitoring data identified that the impacts on air, water and noise quality was consistent with predicted impacts. Air quality monitoring showed that impacts were similar or less than those predicted in the EIS.

Water monitoring indicates that impacts were consistent with background or predicted impacts.

Noise impacts from Quarrying operations were consistent with or less than the predicted levels.

3.10 Key Strengths

Overall, the project environmental performance in compliance with Project Approval MP 05_0103B Modification 2, Environmental Protection Licence and Water Access Licence was satisfactorily met with the following key strengths noted:

- The site had implemented effective processes for the management of noise levels and air quality.
- Continued improvements had been implemented to reduce greenhouse gas emissions and energy usage.
- An effective process for the management of transport movements had been implemented.
- The process for managing complaints and non-conformances has been implemented and recorded. No complaints had been received during the current audit period.

4 Non-compliances and Recommendations

The following non-compliances were identified.

Auditor's notes are detailed in the attached **Appendix C – Audit Table**.

4.1 Areas of Non-compliance

Issue No.	Condition	Requirement	Issue sighted	Recommendation
NC-01	Schedule 2 Condition 2	The Proponent, in acting on this approval, must carry out the project in accordance with: a) the conditions of this approval; and b) all written directions of the Secretary	Non-compliances have been identified with the requirements of the conditions of consent, triggering a non-compliance with this condition.	It is recommended that all non-compliances identified are addressed and closed out. Consider implementing a process to track compliance requirements and status.
NC-02	Schedule 3 Condition 6	The Proponent must: (a) implement best management practice to minimise the dust emissions of the project, including routinely watering haul roads being used by heavy vehicles and equipment; (b) regularly assess meteorological and air quality monitoring data to guide the day-to-day planning of operations and implementation of air quality mitigation measures to ensure compliance with the relevant conditions of this approval; (c) minimise the air quality impacts of the project during adverse meteorological conditions and extraordinary events (see Note c to Table 3 above); (d) monitor and report on compliance with the relevant air quality conditions in this approval; and (e) Minimise surface disturbance of the site, other than as permitted under this approval, to the satisfaction of the Secretary.	Dust deposition samples were not collected for the December 2024 period.	Gales-Kingscliff have had talks with the sampling contractor and clarified requirements for when sampling should be undertaken. Subsequently, sampling has been undertaken in accordance with the AQMP. No further action required.
NC-03	Schedule 3 Condition 6	The Proponent must prepare an Air Quality Management Plan for the project to the satisfaction of the Secretary. This plan must: a. be prepared by suitably qualified and experienced person/s whose appointment has been endorsed by the Secretary b. be prepared in consultation with the EPA c. be submitted to the Secretary within three months of the determination of Modification 2; d. describe the measures to be implemented to ensure: • compliance with the air quality criteria and operating conditions of this approval; • best practice management is being employed; and • the air quality impacts of the project are minimised during adverse meteorological conditions and extraordinary events; e. describe the air quality management system in detail; and f. Include and air quality monitoring program that:	Dust deposition samples were not collected for the December 2024 period.	Gales-Kingscliff have had talks with the sampling contractor and clarified requirements for when sampling should be undertaken. Subsequently, sampling has been undertaken in accordance with the AQMP. In accordance with the updated and approved AQMP, dust deposition monitoring is no longer required to be conducted

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Issue No.	Condition	Requirement	Issue sighted	Recommendation
		<ul style="list-style-type: none"> • is capable of evaluating the performance of the project against the air quality criteria; • adequately supports the air quality management system; and • includes a protocol for determining any exceedances of the air quality criteria. <p>The Proponent must implement the Air Quality Management Plan as approved from time to time by the Secretary.</p>		<p>when only wet processing operations are occurring. No further action required.</p>
NC-04	Schedule 3 Condition 18	<p>Within three months of the determination of Modification 2, unless otherwise agreed by the Secretary, the Proponent must prepare a Soil and Water Management Plan for the project in consultation with EPA, Water NSW, DoI and Council, to the satisfaction of the Secretary. This plan must be prepared by a suitably qualified expert whose appointment has been approved by the Secretary, and include:</p> <ul style="list-style-type: none"> (a) a Site Water Balance; (b) an Erosion and Sediment Control Plan; (c) a Surface Water Monitoring Program; (d) a Groundwater Monitoring Program; and (e) a Blue-green Algae Management Plan. <p>The Proponent must implement the approved plan as approved from time to time by the Secretary.</p>	<p>Sampling of surface and groundwaters was not conducted in December 2024</p>	<p>This issue was raised as a non-compliance upon becoming aware of the issue in January 2025. A process has been implemented to ensure sampling requirements are communicated to the sampling laboratory.</p> <p>No further action required.</p>
NC-05	Schedule 3 Condition 18	<p>Within three months of the determination of Modification 2, unless otherwise agreed by the Secretary, the Proponent must prepare a Soil and Water Management Plan for the project in consultation with EPA, Water NSW, DoI and Council, to the satisfaction of the Secretary. This plan must be prepared by a suitably qualified expert whose appointment has been approved by the Secretary, and include:</p> <ul style="list-style-type: none"> (a) a Site Water Balance; (b) an Erosion and Sediment Control Plan; (c) a Surface Water Monitoring Program; (d) a Groundwater Monitoring Program; and (e) a Blue-green Algae Management Plan. <p>The Proponent must implement the approved plan as approved from time to time by the Secretary.</p>	<p>Exceedances of the surface water and groundwater quality criteria occurred in 2023 and 2024 which were not identified until preparation of the Annual Review in 2024. Section 9 of the SWMP requires review of all monitoring results upon receipt against the criteria and trigger action response levels and any exceedance of the TARP to be reported as an incident.</p>	<p>This issue was raised as a non-compliance upon becoming aware of the issue during review of data in preparation of the 2024 Annual Review. A process has been implemented to ensure sampling results are reviewed as they are received to identify any exceedances.</p> <p>No further action required.</p>
NC-06	Schedule 3 Condition 18	<p>Within three months of the determination of Modification 2, unless otherwise agreed by the Secretary, the Proponent must prepare a Soil and Water Management Plan for the project in consultation with EPA, Water NSW, DoI and Council, to the satisfaction of the Secretary. This plan must be prepared by a suitably qualified expert whose appointment has been approved by the Secretary, and include:</p> <ul style="list-style-type: none"> (a) a Site Water Balance; 	<p>The surface water TARP for dissolved oxygen was exceeded on multiple occasions in 2025. Exceedances were</p>	<p>This issue had been previously identified (2023-2024 Annual Review). Updated SWMP clarifies that criteria for dissolved oxygen is applicable only</p>

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Issue No.	Condition	Requirement	Issue sighted	Recommendation
		<p>(b) an Erosion and Sediment Control Plan; (c) a Surface Water Monitoring Program; (d) a Groundwater Monitoring Program; and (e) a Blue-green Algae Management Plan. The Proponent must implement the approved plan as approved from time to time by the Secretary.</p>	<p>reported as incidents to DPHI. The low levels of dissolved oxygen observed were considered to be the result of active dredging, processing, and the associated pumping of water causing mixing of the water profile in the ponds (water from lower in the water column which contains lower oxygen mixing with surface water). This issue had been previously identified (2023-2024 Annual Review).</p>	<p>for surface samples during periods when dredge is not operating. No further action required.</p>
NC-07	Schedule 3 Condition 18	<p>Within three months of the determination of Modification 2, unless otherwise agreed by the Secretary, the Proponent must prepare a Soil and Water Management Plan for the project in consultation with EPA, Water NSW, DoI and Council, to the satisfaction of the Secretary. This plan must be prepared by a suitably qualified expert whose appointment has been approved by the Secretary, and include: (a) a Site Water Balance; (b) an Erosion and Sediment Control Plan; (c) a Surface Water Monitoring Program; (d) a Groundwater Monitoring Program; and (e) a Blue-green Algae Management Plan. The Proponent must implement the approved plan as approved from time to time by the Secretary.</p>	<p>The groundwater quality criteria was exceeded for Iron on multiple occasions during the 2024-2025 period. Exceedances had been reported as incidents to DPHI.</p>	<p>The site has installed a system to pump water from the southern dredge pond to the northern dredge pond to reduce the risk of drawdown in the northern bund and hence oxidation of ASS material. Subsequent groundwater results have been compliant with groundwater quality criteria. No further action required.</p>
NC-08	Schedule 3 Condition 18 EPL M2.1	<p>Within three months of the determination of Modification 2, unless otherwise agreed by the Secretary, the Proponent must prepare a Soil and Water Management Plan for the project in consultation with EPA, Water NSW, DoI and Council, to the satisfaction of the Secretary. This plan must be prepared by a suitably qualified expert whose appointment has been approved by the Secretary, and include: (a) a Site Water Balance; (b) an Erosion and Sediment Control Plan; (c) a Surface Water Monitoring Program;</p>	<p>Sampling had not been conducted at MB10 as the bore had been damaged during in 2021. It was reported that the bore had been replaced with a nested bore in December 2025.</p>	<p>It was reported that MB10 had been replaced in December 2025. Sampling of the replacement bore should be included in the next sampling event.</p>

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Issue No.	Condition	Requirement	Issue sighted	Recommendation
		(d) a Groundwater Monitoring Program; and (e) a Blue-green Algae Management Plan. The Proponent must implement the approved plan as approved from time to time by the Secretary.		
NC-09	Schedule 3 Condition 18 SWMP 7.5.2	During operational periods, the pond water level (in m AHD) will be monitored twice daily, prior to commencing dredging and at cessation of dredging. Levels will be measured either via the calibrated height gauge, water level sensor, or calibrated water level monitor on the dredge.	Pond water level at the prior to dredging was recorded on the Dragflow pre-start checklist. While the checklist provided for recording of water height at finish, the pond level at the cessation of dredging was not recorded.	Noted that the updated SWMP Approved in September 2025 only requires levels to be monitored before commencing dredging. No further Action required.
NC-10	Schedule 3 Condition 35	Within 6 months of the approval of the Rehabilitation Management Plan, the Proponent must lodge a Rehabilitation Bond with the Department to ensure that the rehabilitation of the site is undertaken in accordance with the performance and completion criteria set out in the plan and the relevant conditions of approval. The sum of the bond must be an amount agreed to by the Secretary and determined by: (a) calculating the cost of rehabilitating all disturbed areas of the site, taking into account the likely surface disturbance over the next 3 years of quarrying operations; and (b) Employing a suitably, independent and experienced person to verify the calculated costs. The calculation of the Rehabilitation Bond must be submitted to the Department for approval at least 1 month prior to the lodgement of the bond	The Rehabilitation Bond had yet to be lodged, with ongoing discussions with DPHI.	The Rehabilitation Bond should be lodged with DPHI.
NC-11	Schedule 3 Condition 36	The Rehabilitation Bond must be reviewed and if required, an updated bond must be lodged with the Department within 3 months following: (a) any update or revision to the Rehabilitation Management Plan; (b) the completion of an Independent Environmental Audit; or (c) In response to a request by the Secretary.	The Rehabilitation Bond was not reviewed within 3 months of completion of the previous environmental audit.	Gales-Kingscliff should ensure that the Rehabilitation bonds is reviewed, and if required, an updated bond be lodged with the Department within 3 months of the completion of this Independent Environmental Audit.
NC-12	Schedule 3 Condition 37	The Proponent must prepare an Aboriginal Cultural Heritage Management Plan to the satisfaction of the Secretary. This plan must: (a) be prepared in consultation with the relevant Aboriginal communities;	The site induction sighted during the audit did not include cultural heritage requirements.	Update the site induction to include a section detailing site cultural

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Issue No.	Condition	Requirement	Issue sighted	Recommendation
		<p>(b) be submitted to the Secretary for approval prior to carrying out any development; and</p> <p>(c) include a description of the:</p> <ol style="list-style-type: none"> i. Aboriginal cultural heritage induction protocol for employees; ii. process for Aboriginal inspection of excavations for the northern pipeline corridor; iii. measures that would be implemented if any new Aboriginal objects or skeletal remains are discovered during the project either within or beyond the area of disturbance; and iv. Process for identifying a long-term storage location should Aboriginal relics be discovered within the project site requiring salvage. <p>The Proponent must implement the approved Aboriginal Cultural Heritage Management Plan as approved from time to time by the Secretary.</p>		<p>heritage information and requirements.</p>
NC-13	Schedule 5 Condition 3	<p>The Proponent must continue to apply existing approved management plans, strategies or monitoring programs that have most recently been approved under this approval, until the approval of a similar plan, strategy or program following a modification to this approval.</p>	<p>Some requirements of SWMP Version 4b had not implemented until approval of the updated plan, e.g.:</p> <ul style="list-style-type: none"> • Weekly surface water monitoring had not been recorded. • Water levels at the cessation of dredging. 	<p>Gale-Kingscliff should ensure that all requirements of the approved management plans are implemented until approval of an updated plan.</p>
NC-14	Schedule 5 Condition 4	<p>Within 3 months of:</p> <ol style="list-style-type: none"> (a) the submission of an incident report under condition 10 of this Schedule; (b) the submission of an Annual Review under condition 13 of this Schedule; (c) the submission of an Independent Environmental Audit under condition 14 of this Schedule; or (d) The approval of any modification to the conditions of this approval. <p>the Proponent must review the suitability of all strategies, plans and programs required under this approval. Where this review leads to revisions in any such document, then within 6 weeks of the review the revised document must be submitted for the approval of the Secretary.</p>	<p>Records were not available to verify review of management plans following submission of the 2023 Annual Review or the 2022 Independent Environmental Audit.</p>	<p>It is noted that a process has been implemented (verified for 2024 and 2025 Annual Reviews) to formally notify the Secretary of the outcomes arising from review of the strategies, plans, and programs required under this Consent in accordance with Schedule 5, Condition 4. The outcomes of the review should be submitted to the Secretary for approval. No further action required.</p>

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Issue No.	Condition	Requirement	Issue sighted	Recommendation
NC-15	Schedule 5 Condition 9	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Proponent becomes aware of an incident.	A process to review and assess monitoring data for compliance with project limits and TARPs had not been implemented. Hence non-compliances were not identified until review of data in preparation of the Annual Review.	Gales-Kingscliff has implemented to review monitoring data upon receipt of information to identify exceedances. Implementation of the process during 2025 was demonstrated. No further action required.
NC-16	Schedule 5 Condition 10	Within 7 days of the date of the incident, the Proponent must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested. This report must include the time and date of the incident, details of the incident, measures implemented to prevent reoccurrence and must identify any non-compliance with this approval.	Surface water and groundwater exceedances which occurred in 2024 were not reported within 7 days of the incident occurring. Report for deposited dust exceedance which occurred in November 2024 was not provided until 10/01/2025.	Gales-Kingscliff should ensure that incident reports are provided to the Secretary and any relevant agencies within 7 days of the date of the incident.
NC-17	Schedule 5 Condition 16	16. Within 1 month of the determination of Modification 2, and for the life of the project, the Proponent must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: v. the documents listed in conditions 2 and 3 of Schedule 2; vi. current statutory approvals for the project; vii. all approved strategies, plans and programs required under the conditions of this approval; viii. regular reporting on the environmental performance of the project in accordance with the reporting arrangements in any plans or programs approved under the conditions of this approval; ix. a comprehensive summary of the monitoring results of the project, reported in accordance with the specifications in any conditions of this approval, or any approved plans and programs; x. a summary of the current stage and progress of the project; xi. contact details to enquire about the project or to make a complaint xii. a complaints register, updated monthly xiii. the Annual Reviews of the project;	The Following information was not available (29/11/2025) <ul style="list-style-type: none"> • Latest revision of the Air Quality Management Plan (on 3/12/2025) • Air Quality Monitoring data after 23/10/2024 (3/12/2025 – up to 21/05/2025) • Laden Truck Summary data after 31/08/2025 (3/12/2025 – up to 31/10/2025) • 2025 Annual Review (OK 3/12/2025) • Water Quality results after 24/06/2025 (25/09/2025) 	Gales-Kingscliff should implement a process for maintaining and regularly Updating the website to include all required information.

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Issue No.	Condition	Requirement	Issue sighted	Recommendation
		xiv. any Independent Environmental Audit as described in condition 14 above, and the Proponent's response to the recommendations in any audit; and xv. any other matter required by the Secretary; and (b) Keep this information up-to-date, to the satisfaction of the Secretary.	<ul style="list-style-type: none"> Independent Environmental Audit Response and Action Plan 2022 	
NC-18	EPL O4.3	The licensee must ensure that sampling point(s) for water discharged from the Dredge Pond(s) and Sediment Dam are provided and maintained in an appropriate condition to permit: <ol style="list-style-type: none"> the clear identification of each Dredge Pond and Sediment Dam and discharge point(s); the collection of representative samples of the water discharged from the Dredge Pond(s) and Sediment Dam; and access to the sampling point(s) at all times by an authorised officer of the EPA.	Discharge points for the Dredge Pond and Sediment Dam not clearly identified on site.	Signs should be installed to clearly identify each Dredge Pond and Sediment Dam and discharge point.
NC-19	EPL M4.2	Rainfall at the premises must be measured and recorded in millimetres per 24 hour period, at the same time each day. Note: The rainfall monitoring data collected in compliance with Condition M4.2 can be used to determine compliance with L1.2.	Records of daily rainfall from the on-site rain gauge were not available.	The site rainfall gauge should be checked at the same time each day and a record of the rainfall for the previous 24 hours documented.
NC-20	SoC 8.3	Control noxious weeds on the Quarry Site.	No records were available to verify that the weed control program as documented in Section 3.3.7 of the Rehabilitation Management Plan had been implemented.	Gales-Kingscliff should implement the weed control program as documented in Section 3.3.7 of the Rehabilitation Management Plan and maintain records.

4.2 Opportunities for Improvement

No opportunities for improvement were presented to Gales-Kingscliff for consideration.

4.3 Areas of compliance

All other relevant conditions audited were found to be either compliant or not triggered. Refer to the audit checklist provided as an attachment for full details of compliance.

5 CONCLUSIONS

Cudgen Lakes Sand Quarry had developed and generally implemented management plans and associated documentation to address the requirements of the conditions of consent.

While compliance with aspects of the conditions of the project approval and management plans was found, nineteen (19) non-compliances were raised where compliance with requirements of the conditions of consent, EPL, WAL, Statement of Commitments or management plans prepared for the site was not demonstrated.

Cudgen Lakes Sand Quarry should ensure that actions are identified and implemented to address the findings contained within this audit to enable compliance with all obligations and ensure environmental impacts of the developments are appropriately managed.

CIRCULATION

- ✓ **Cudgen Lakes Sand Quarry**

Appendix A. - Previous Audit Findings

Issue No.	Condition	Requirement	Issue sighted	Cudgen Lakes Sand Quarry Response	2025 Status
NC-01	Schedule 2 Condition 2	The Proponent, in acting on this approval, must carry out the project in accordance with: (a) the conditions of this approval; and (b) all written directions of the Secretary	Non-compliances has been recorded against Conditions of Approval Schedule 2 (Condition 21), Schedule 3 (Conditions 2,3,4,18,28), Schedule 5 (Condition 16) and Statement of Commitment 9.3 and 12.5.	Compliance requirements and status to continue to be tracked internally and reported through the Annual Review process.	Some non-compliances identified in the previous audit have not been closed out. Further non-compliances were raised in the current audit. Open – Refer new NC-01
NC-02	Schedule 2 Condition 21	The Proponent must: (a) from the commencement of quarrying operations provide annual quarry production data to DRG using the standard form for that purpose; and (b) Include a copy of this data in the Annual Review.	DRG Extractive Materials Return form not included in Annual Reviews	It is noted that the Extractive Materials Return for each financial year is due after the respective Annual Review and is submitted directly to the Resources Regulator. A copy of the previous year's Extractive Materials Return will be included as an appendix to future Annual Reviews.	A copy of the Extractive Materials Return was included in Appendix 6 of the Annual Reviews sighted for the current audit period. Closed
NC-03	Schedule 3 Condition 3 Condition 4 SoC 11.4	The Proponent must: (a) implement best practice management to minimise the construction, operational and road transportation noise of the project; (b) minimise the noise impacts of the project during meteorological conditions when the noise criteria in this approval do not apply (see Appendix 3); (c) carry out attended noise monitoring (at least every 3 months or as otherwise agreed by the Secretary) to determine whether the project is complying with the operational noise criteria in Table 2 (see Appendix 3); and (d) Regularly assess noise monitoring data and modify	Noise monitoring had not always been conducted on a quarterly basis. Noise monitoring was not conducted in Q1 2021. This was reported by the Company through incident reporting procedures.	An incident report was lodged in 2021 with action responses. These actions have been implemented with subsequent noise monitoring completed in accordance with the approved Noise Management Plan and reported through the Annual Review process.	Noise monitoring has been conducted in accordance with the approved Noise Management Plan for the period covered by the current audit. Closed

Independent Environmental Audit – Cudgen Lakes Sand Quarry

Commercial in Confidence

Issue No.	Condition	Requirement	Issue sighted	Cudgen Lakes Sand Quarry Response	2025 Status
		and/or stop operations on site to ensure compliance with the relevant conditions of this approval, to the satisfaction of the Secretary.			
NC-04	Schedule 3 Condition 18 SoC 9.3	The Proponent must implement the approved Soil and Water Management plan as approved from time to time by the Secretary.	Records do not clearly show that inspections were conducted as required by the SWMP. Records of daily visual inspections for cyanobacteria presence were not available.	Review inspection checklist / form for recording the required information and ensure addresses all requirements.	It was reported that the site was on red alert always. No records of inspections/ assessments for cyanobacteria. Remains Open Refer NC-04
NC-05	Schedule 3 Condition 18 SoC 9.3	The Proponent must implement the approved Soil and Water Management plan as approved from time to time by the Secretary.	Records do not clearly show that surface water monitoring had been consistently conducted as required by Section 7.5 of the SWMP. Records did not show that weekly monitoring had been completed.	Ongoing inspections to be undertaken and recorded utilising the template and reported through the Annual Review.	The updated SWMP (Version 5C, September 2025) does not require weekly monitoring. Closed
NC-06	Schedule 3 Condition 28	The Proponent must prepare a Rehabilitation Management Plan for the project to the satisfaction of the Secretary. This plan must: (a) be prepared by a suitably qualified and experienced person/s whose appointment has been endorsed by the Secretary; (b) be prepared in consultation with Council, Water NSW, DoL and OEH; (c) be submitted to the Secretary within three months of the determination of Modification 2, unless the Secretary agrees otherwise; (d) describe how the rehabilitation of the site and pipeline corridors would achieve the objectives identified in Table 4; (e) describe the short, medium, and long term measures that would be implemented to: • rehabilitate and stabilise the site and pipeline corridors; and	The draft Rehabilitation Management Plan has not been updated and resubmitted to DPE for acceptance.	The draft Rehabilitation Management Plan will be updated to address agency comments and resubmitted to DPE with a request for approval.	Rehabilitation Management Plan has been submitted to and approved by DPHI (January 2024). Closed

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Issue No.	Condition	Requirement	Issue sighted	Cudgen Lakes Sand Quarry Response	2025 Status
		<ul style="list-style-type: none"> • manage the restored vegetation and wetland habitat established on the site; (f) include detailed performance and completion criteria for the rehabilitation and stabilisation of the site (including appropriate water quality criteria); (g) include a detailed description of the measures to be implemented to: <ul style="list-style-type: none"> • enhance existing vegetation and increase littoral and terrestrial habitat potential; • protect areas outside the disturbance areas, including vegetation adjoining pipelines; • control terrestrial and aquatic weeds and pests; • control access; and • reduce the visual impacts of the project; (h) include a program to monitor, independently audit and report on the effectiveness of the measures in paragraph (g) above, and progress against the detailed performance and completion criteria in paragraph (f); (i) include a vegetation clearance protocol; (j) include a Long-Term Management Strategy, which: <ul style="list-style-type: none"> • defines the objectives and criteria for quarry closure and post-extraction management; • investigates options for the future use of the site; • describes the measures that would be implemented to minimise or manage the ongoing environmental effects of the project; an • describes how the performance of these measures would be monitored over time; (k) describe the potential risks to successful rehabilitation and/or revegetation, including a description of the contingency measures that would be implemented to mitigate these risks; and (l) Detail who is responsible for monitoring, reviewing, and implementing the plan. <p>The Proponent must implement the approved Rehabilitation Management Plan as approved from time to time by the Secretary</p>			
NC-07	Schedule 5 Condition 16	Within 1 month of the determination of Modification 2, and for the life of the project, the Proponent must:	Project approval provided.	The Gales-Kingscliff website was previously upgraded to	During the current audit, it was again found that all

Independent Environmental Audit – Cudgen Lakes Sand Quarry

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Issue No.	Condition	Requirement	Issue sighted	Cudgen Lakes Sand Quarry Response	2025 Status
	EPL M6.2 SoC 10.1	<p>a. make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> the documents listed in conditions 2 and 3 of Schedule 2; contact details to enquire about the project or to make a complaint 	EA, EA (Mod 1), EA (Mod 2) not included. Current version of the EPL not included. No specific site contact details provided	a new site with some documentation not migrated. A review of the website will be undertaken to identify any additional documentation gaps and all documentation required uploaded.	information required by Schedule 5 Condition 16 was not available on the website. Refer new NC-14
NC-08	EPL R1.5	The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').	Annual return for 2019-2020 not submitted within the required timeframe. This was reported by the Company to EPA as a non-compliance.	Internal reporting checklists have previously been updated to reflect the updated Annual Return date. The 2022 Annual Return was submitted within the required reporting date.	All Annual Returns had been submitted in compliance with EPL R1.5 for the period covered by the current audit. Closed
NC-09	SoC 5.2	Install a height gauge within the extraction pond so that water levels can be monitored daily to m AHD.	It was reported that a height gauge had been installed but had been removed during dredging operation. Not present at time of audit.	A new height gauge has been installed to replace the previous gauge removed due to dredging. Elevations to be added using laser level.	The site inspection conducted during the current audit confirmed that the height gauge had been installed in the operational dredge pond. Closed

Appendix B. – Auditor Approval



Department of Planning, Housing and Infrastructure

NSW Planning Ref: MP05_0103B-PA-43

Mr. Stephen Segal
Director, Gales-Kingscliff Pty Limited
20 Ginahgulla Road
Bellevue Hill, NSW, 2023

16/09/2025

Sent via the Major Projects Portal only

Subject: Cudgen Lakes Quarry - 2025 Independent Auditor Nomination | MP05_0103B

Dear Dr Segal,

I refer to your request for the Planning Secretary's approval of a suitably qualified, experienced, and independent person to conduct the 2025 Independent Environment Audit (**IEA**) of Cudgen Lakes Quarry, submitted as required by Schedule 5, Condition 14 of MP05_0103B, as modified (**the Approval**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 11 September 2025.

NSW Planning has reviewed the independent auditor nomination and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent.

Consequently, as nominee of the Planning Secretary, I endorse the appointment James Hart (James Hart Consulting) to prepare and conduct the 2025 Independent Environmental Audit.

Please note:

- This correspondence must be appended to the Independent Audit Report.
- The audit must be prepared, undertaken, and finalised in accordance with the conditions of Approval. Failure to meet this requirement will require revision and resubmission. The audit must also be conducted in general accordance with the NSW Planning *Independent Audit Post Approval Requirements (2020)*.
- The above auditor is endorsed for the current operational audit only. Additional approval must be sought from the Planning Secretary for future audits of the development.
- Any change to the auditor must be approved by the Planning Secretary prior to the audit commencing.
- The Lead Auditor must attend the site inspection component of the audit.
- The audit period is the day after the site inspection date of the previous audit to the final site inspection date of the current audit. The previous audit site inspection was conducted on 9 November 2022 therefore the current audit period commenced on 10 November 2022.



Department of Planning, Housing and Infrastructure

Should you wish to discuss the matter further, please contact me on 02 6670 8652 or email compliance@planning.nsw.gov.au.

Yours sincerely

Nick Ballard

Nick Ballard
Team Leader – Far North Region
Compliance

As nominee of the Planning Secretary

Appendix C. – Audit Tables

6 Audit Checklist – Project Approval MP 05_0103B Modification 2

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
SCHEDULE 2 ADMINISTRATIVE CONDITIONS						
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT						
1.	1	In addition to meeting the specific performance measures and criteria established under this approval, the Proponent must implement all reasonable and feasible measures to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the project, and any rehabilitation required under this approval.		No environmental harm has been identified from the construction and operation of the project.	Compliant	
TERMS OF APPROVAL						
2.	2	The Proponent, in acting on this approval, must carry out the project in accordance with: c) the conditions of this approval; and d) all written directions of the Secretary		Non-compliances have been identified with the requirements of the conditions of consent, triggering a non-compliance with this condition.	Not Compliant	NC-01
3.	3	The Proponent, in acting on this approval, must carry out the project generally in accordance with the EA, EA (Mod 1), EA (Mod 2) and project layout		Results of the current audit show that the development has generally been conducted in accordance with the EIS, EA (Mod 1), EA (Mod 2), EA (Mod 3) and EA (Mod 4).	Compliant	
4.	4	The conditions of this approval and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document referenced in condition 3 of this Schedule. In the event of an inconsistency, ambiguity or conflict between any of the documents referenced in condition 3 of this Schedule, the most recent document prevails.	Noted	No inconsistencies were identified.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
5.	5	Consistent with the requirements of this approval, the Secretary may make written directions to the Proponent in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this approval, including those that are required to be, and have been, approved by the Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above		Cudgen Lakes Sand Quarry has updated documentation to reflect comments from the Department for the Mod 2 approval.	Compliant	
LIMITS ON APPROVAL						
Quarrying Operations						
6.	6	The Proponent may carry out quarrying operations on the site until 31 December 2047		Current year 2025.	Compliant	
7.	7	The Proponent must not undertake extraction of extractive materials to a depth greater than -20 metres AHD.	Site Interview Dragflow Draga Dredge Software	To date extraction has reached a maximum depth of -20m AHD within the northern extraction area (utilising GPS enabled and programable electric dredge). Dredging at 10.2 m at time of inspection (Virtual dredge limit set to -16.0m).	Compliant	
8.	8	The Proponent must not extract more than 650,000 cubic metres of quarry products from the site in any financial year.		2022-2023 – 168,000m ³ 2023-2024 – 176,773m ³ 2024-2025 – 178,044m ³ 2025- 30/11/2025 – ~90,000m ³	Compliant	
Quarry Product Transport						
9.	9	The Proponent must not transport more than 300,000 tonnes of quarry products from the site by road in any financial year.		2022-2023 – 28,974t transported 2023-2024 – 264,409t transported 2024-2025 – 176,773t transported	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				1/07/2025 – 3/12/2025 – ~105,000t		
10.	10	The Proponent must not import more than 45,000 tonnes of VENM (or material that otherwise meets the classification of VENM as approved by the EPA) to the site in any financial year. The Proponent must ensure that all VENM imported to the site does not contain waste.		2022-2023 – nil imported 2023-2024 – nil imported 2024-2025 – nil imported 1/07/2025 – 3/212/2025 - nil imported	Compliant	
11.	11	Prior to the upgrade of Altona Road and the Tweed Coast Road / Crescent Street intersection, as required under conditions 27 and 29 of Schedule 3, the Proponent may dispatch up to: (a) 4 laden trucks per hour; and (b) 10 laden trucks per day; between the hours of 9.00 am and 3.00 pm.	CL_06-2022_Road Upgrades Acceptance Letter.pdf	Verified previous audit. Upgrade works to Altona Road and the Tweed Coast Road / Crescent Street intersection, which was completed and Executed Compliance Certificate, dated 7 May 2020 issued by Council. Laden truck movements commenced 22/05/2020.	Compliant	
12.	12	Following the completion of road upgrades required under conditions 27 and 29 of Schedule 3, the Proponent must not dispatch more than 12 laden trucks from the site in any hour, during the hours specified in Table 1.	Cudgen Lakes Sand Quarry - Laden Truck Summary up to 31 November 2025 IWeigh – Weighbridge Software Solutions data	Records show a maximum of 12 laden truck movements per hour (multiple occasions).	Compliant	
Hours of Operation						
13.	13	The Proponent must comply with the operating hours set out in Table 1.	Site interview Site Induction Form Drivers Code of Conduct	Reported that no loading occurs before 7am. Times included in driver inductions	Compliant	
14.		The following activities may be carried out outside the hours specified in condition 13 above: (a) delivery or dispatch of materials as requested by Police or other public authorities; and		Noted. It is reported that no such circumstances have occurred.	Not Triggered	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(b) Emergency work to avoid the loss of lives, property or to prevent environmental harm. In such circumstances, the Proponent must notify the Secretary and affected residents prior to undertaking the activities, or as soon as is practical thereafter.				
STRUCTURAL ADEQUACY						
15.	15	The Proponent must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.		No buildings or structures on site require certification or assessment against the Building Code of Australia.	Compliant	
DEMOLITION						
16.	16	The Proponent must ensure that all demolition work is carried out in accordance with Australian Standard AS 2601-2001: The Demolition of Structures, or its latest version.		No demolition works have been undertaken.	Not Triggered	
PROTECTION OF PUBLIC INFRASTRUCTURE						
17.	17	Unless the Proponent and the applicable authority agree otherwise the Proponent must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the project; and (b) Relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the project.	Invoice 6809540 Tweed Shire Council	No repair works or relocation of infrastructure was required during the reporting period. The previous installation of a culvert beneath Crescent Street for placement of pipelines required repair of the road surface which were completed at the cost of the Company. Maintenance of Altona road conducted (in collaboration with Hanson). Relocation of Altona Road currently being undertaken.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
OPERATION OF PLANT AND EQUIPMENT						
18.	18	The Proponent must ensure that all the plant and equipment used at the site, or to monitor the performance of the project is: (a) maintained in a proper and efficient condition; and (b) Operated in a proper and efficient manner.	Volvo 5500 Service Report 2/10/2025 Dragflow Pre-start Checklist 1/12/2025 KS-H&S-F0 Wash Plant Pre-start Checklist KS-H&S-F29 Maintenance schedule.	Verified Volvo Service history through Construction Equipment Telematic System. Sighted KS-H&S-F29 - Service/ Inspection Schedule for 2026. Servicing monitored via prestart inspections	Compliant	
CONTRIBUTIONS						
19.	19	The Proponent must pay to Council a financial contribution toward the upgrade and construction of distributor roads (other than Altona Road and the upgrade of the Tweed Coast Road / Crescent Street intersection). The contribution must be: (a) determined in accordance with the Tweed Road Contributions Plan September 2016 (as indexed); (b) paid prior to the dispatch of any laden trucks from the site, unless otherwise agreed by Council; (c) Reported in the Annual Review.	Sighted Invoice No 6809540 from Tweed Shire Council due 12/12/2025.	Tweed Council issue an invoice to the Quarry on a six monthly basis for the upgrade and construction of distributor roads. Records sighted show no outstanding from Tweed Shire Councils.	Compliant	
COMPLIANCE						
20.	20	20. The Proponent must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this approval relevant to activities they carry out in respect of the project.	Driver inductions SWMS 11 Operation of a tethered SWMS Site Induction for CM 27/10/2025	Reported that CoA requirements are communicated via toolbox meetings. Controls associated with CoA compliance included in site SWMS.	Compliant	
PRODUCTION DATA						
21.	21	21. The Proponent must:	Annual Review for the Cudgen Lakes Sand Quarry 1 July 2022 to 30 June 2023	Production data is included in Section 4.1 of the Annual Review.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(a) from the commencement of quarrying operations provide annual quarry production data to DRG using the standard form for that purpose; and (b) Include a copy of this data in the Annual Review.	Annual Review for the Cudgen Lakes Sand Quarry 1 July 2023 to 30 June 2024 Annual Review for the Cudgen Lakes Sand Quarry 1 July 2024 to 30 June 2025	DRG form attached as Appendix 6 in the Annual Review.		
LIMITS OF EXTRACTION						
22.	22	22. The Proponent must ensure that the surveyed boundaries of the approved limits of extraction are clearly marked at all times in a permanent manner that allows operating staff and inspecting officers to clearly identify those limits.	Site Inspection	Markers were sighted onsite during the current audit.	Compliant	
PIPELINE CORRIDOR						
23.	23	Prior to commencing work to install pipelines in the pipeline corridors (shown conceptually in Appendix 1), the Proponent must submit for the approval of the Secretary: (a) a survey plan of the route of the pipeline; (b) evidence that this route does not require native vegetation clearing; (c) evidence that the fill sites have approval for filling; and (d) in relation to the eastern pipeline: (i) evidence that any vegetation cleared from the eastern pipeline corridor following the date of this approval has been lawfully carried out in accordance with another approval; (ii) details of proposed measures to protect vegetation during pipeline installation, operation and removal; and	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020.	No pipes have been installed in the pipeline corridor.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(iii) Details of measures, developed in consultation with OEH, to provide opportunities for the Wallum Froglet to cross the eastern pipeline.				
24.	24	The Proponent must maintain the pipelines, ensuring that any leak or maintenance issues are detected and repaired to the satisfaction of the Secretary.	Site interview	No pipelines in use during the current audit period.	Compliant	
25.	25	The Proponent must ensure that the office facilities for the processing area: (a) are designed with ventilation emanating from the side facing away from the Kingscliff Waste Water Treatment Plant; and (b) Have air conditioning facilities installed prior to occupation.	Site Inspection	Temporary office facilities placed within the Processing Area include appropriate ventilation away from the WWTP. Air conditioning provided.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS						
NOISE						
Operational Noise Criteria						
26.	1	The Proponent must ensure that the noise generated by the project does not exceed the criteria in Table 2 at any residence on privately-owned land. Noise generated by the project is to be measured in accordance with the relevant requirements and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy. Appendix 3 sets out the meteorological conditions under which these criteria apply and the requirements for evaluating compliance with these criteria. However, the noise criteria in Table 2 do not apply if the Proponent has an agreement with the relevant landowner to exceed the noise criteria, and the Proponent has advised the Department in writing of the terms of this agreement.	Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Thursday 9 August 2022 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 21 December 2023 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 20 December 2024	Noise monitoring results should that noise from the Quarry was generally not measurable/ distinguishable above background noise. Other noise sources such as traffic noise from Tweed Coast Road dominated background. Noise monitoring to be conducted in December 2025.	Compliant	
Cumulative Noise Criteria						
27.	2	The Proponent must take all reasonable and feasible measures to ensure that noise generated by the project combined with the noise generated by other industrial development does not exceed the following amenity criteria on any privately-owned land, to the satisfaction of the Secretary: (a) LAeq (11 hour) 50 dB(A) – Day; (b) LAeq (4 hour) 45 dB(A) - Evening and (c) LAeq(9 hour) 40 dB(A) - Night	Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Thursday 9 August 2022 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 21 December 2023 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 20 December 2024	Noise monitoring reports conclude that: “Distance calculations of measured noise levels from operating plant on site indicate that operations would be within the criteria of 47 LAeq and not likely to be a major contributor the 50 LAeq cumulative criteria.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
Operating Conditions						
28.	3	The Proponent must: <ul style="list-style-type: none"> (a) implement best practice management to minimise the construction, operational and road transportation noise of the project; (b) minimise the noise impacts of the project during meteorological conditions when the noise criteria in this approval do not apply (see Appendix 3); (c) carry out attended noise monitoring (at least every 3 months or as otherwise agreed by the Secretary) to determine whether the project is complying with the operational noise criteria in Table 2 (see Appendix 3); and (d) Regularly assess noise monitoring data and modify and/or stop operations on site to ensure compliance with the relevant conditions of this approval, to the satisfaction of the Secretary. 	Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Thursday 9 August 2022 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 21 December 2023 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 20 December 2024	Noise management measures implemented include use of broadband reversing alarms, regular maintenance of equipment and adherence to hours of operation. Noise monitoring results show noise from the site was compliant with the conditions of approval. Noise monitoring has been conducted quarterly for 2 years, then annually from August 2022 in accordance with the Noise Management Plan approved by DPHI in June 2020.	Compliant	
Noise Management Plan						
29.	4	The Proponent must prepare a Noise Management Plan for the project to the satisfaction of the Secretary. This plan must: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person/s whose appointment has been endorsed by the Secretary; (b) be submitted to the Secretary for approval within three months of the determination of Modification 2; (c) be prepared in consultation with the EPA; (d) describe the measures to be implemented to ensure: <ul style="list-style-type: none"> • compliance with the noise criteria and operating conditions of this approval; • best practice management is being employed; and 	Noise Management Plan for the Cudgen Lakes Sand Quarry Project Approval No. 05_0103 (MOD2), January 2025.	Noise Management Plan was updated and approved in January 2025 (administrative changes only). <ul style="list-style-type: none"> a) RW Corkery were approved by DPHI by letter on 19/04/2019 to prepare the Noise Management Plan. b) Project Approval 22/01/2029, Noise Management Plan was submitted 22/04/2019. c) Evidence of consultation included in Noise Management Plan – Appendix 1. d) <ul style="list-style-type: none"> • Section 3 – Noise Management Measures 	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<ul style="list-style-type: none"> the noise impacts of the project are minimised during meteorological conditions under which the noise criteria in this approval do not apply (see Appendix 3); (e) describe the proposed noise management system; and (f) Include a monitoring program to be implemented to measure noise from the project against the noise criteria in Table 2, and which evaluates and reports on the effectiveness of the noise management system on site.		<ul style="list-style-type: none"> Best management measures identified in Section 3 have been implemented. Noise management measures identified in Section 3 are required to be implemented under all meteorological conditions. e) Section 5 – Noise Management System f) Section 4 – Monitoring Program		
30.		The Proponent must implement the Noise Management Plan as approved from time to time by the Secretary		Noise management measures identified in NMP Section 3 have been implemented. No exceedances of the noise criteria for the site have been identified. No noise complaints have been received	Compliant	
AIR QUALITY						
Air Quality Impact Assessment Criteria						
31.	5	The Proponent must ensure that particulate matter emissions generated by the project do not cause exceedances of the criteria in Table 3 at any residence on privately-owned land.	Cudgen Lakes Sand Quarry Deposited Dust Monitoring 11/07/2017 to 21/05/2025. Air Quality Management Plan for the Cudgen Lakes Sand Quarry, April 2020. Air Quality Management Plan for the Cudgen Lakes Sand Quarry, June 2025	Dust deposition monitoring results up to May 2025 were generally below the site annual average deposited dust criteria, with the exception of results for DG3, which exceeded the annual rolling average from September 2024. Review of monitoring data showed that samples had been contaminated (organic material), not the result of particulate matter emissions generated by the project.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				<p>TSP/PM₁₀ not conducted as no dry processing had been conducted.</p> <p>In accordance with the updated Air Quality Management Plan (6 June 2025), deposited dust monitoring has ceased while wet processing operations are used. Deposited dust monitoring is required if dry processing operations are used.</p>		
Operating Conditions						
32.	6	<p>The Proponent must:</p> <p>(a) implement best management practice to minimise the dust emissions of the project, including routinely watering haul roads being used by heavy vehicles and equipment;</p> <p>(b) regularly assess meteorological and air quality monitoring data to guide the day-to-day planning of operations and implementation of air quality mitigation measures to ensure compliance with the relevant conditions of this approval;</p> <p>(c) minimise the air quality impacts of the project during adverse meteorological conditions and extraordinary events (see Note c to Table 3 above);</p> <p>(d) monitor and report on compliance with the relevant air quality conditions in this approval; and</p> <p>(e) Minimise surface disturbance of the site, other than as permitted under this approval, to the satisfaction of the Secretary.</p>	<p>Site inspection</p> <p>Drawing No 27301-ALL-P027 Sand Processing Plant Industrial Driveway Crossover</p>	<p>Site inspection found that the site was generally covered with grass and stabilised.</p> <p>Wet processing operation use. Irrigation sprays had been installed for truck access road to minimise dust generation.</p> <p>A wheel wash shaker and grid was provided near the site exit and the road from wheel wash to site entry had been concreted.</p> <p>Noted that no material had been tracked offsite on the day of audit. No dust generation sighted during the site inspection.</p> <p>Road.</p> <p>Dust deposition monitoring had been conducted in accordance with the AQMP, with the exception of December 2024, when samples were not collected.</p>	Not Compliant	NC-02

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				Recommendation: Gales-Kingscliff have had talks with the sampling contractor and clarified requirements for when sampling should be undertaken. No further action required.		
Air Quality Management Plan						
33.	7	The Proponent must prepare an Air Quality Management Plan for the project to the satisfaction of the Secretary. This plan must: <ul style="list-style-type: none"> g. be prepared by suitably qualified and experienced person/s whose appointment has been endorsed by the Secretary h. be prepared in consultation with the EPA i. be submitted to the Secretary within three months of the determination of Modification 2; j. describe the measures to be implemented to ensure: <ul style="list-style-type: none"> • compliance with the air quality criteria and operating conditions of this approval; • best practice management is being employed; and • the air quality impacts of the project are minimised during adverse meteorological conditions and extraordinary events; k. describe the air quality management system in detail; and l. Include and air quality monitoring program that: <ul style="list-style-type: none"> • is capable of evaluating the performance of the project against the air quality criteria; • adequately supports the air quality management system; and 	Air Quality Management Plan for the Cudgen Lakes Sand Quarry, April 2020. Air Quality Management Plan for the Cudgen Lakes Sand Quarry, June 2025	AQMP shows plan approved by the Secretary’s nominee, Matthew Sprott, on 22 June 2020. Updated AQMP approved 6/06/2025. <ul style="list-style-type: none"> a) Prepared by RW Corkery b) Records of consultation provided in AQMP Appendix 1. c) Appendix 1 d) Section 3 – Air Quality Management Measures e) Section 3 – Air Quality Management Measures and Section 7 Air Quality Management System f) Section 6 Monitoring Program and Section 7 Air Quality Management System Sampling had not been conducted in December 2024. Recommendation: In accordance with the updated and approved AQMP, dust deposition monitoring is no longer required to be conducted when only wet	Not Compliant	NC-03

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<ul style="list-style-type: none"> includes a protocol for determining any exceedances of the air quality criteria. The Proponent must implement the Air Quality Management Plan as approved from time to time by the Secretary.		processing operations are occurring. No further action required.		
Meteorological Monitoring						
34.	8	For the life of the project, the Proponent must ensure that there is a suitable meteorological station operating in the vicinity of the site that complies with the requirements in the Approved Methods for Sampling and Analysis of Air Pollutants in New South Wales guideline.	Site Inspection Monitoring data	Reliance was placed upon the BOM Coolangatta Station No. 040717 and BOM Tweed Heads Golf Course Station No. 058056. On site rain gauge provided. Rain and wind speed and direction is presented/ discussed in Section 6.2 of the Annual Reviews.	Compliant	
Greenhouse Gas Emissions						
35.	9	The Proponent must implement all reasonable measures to minimise the release of greenhouse gas emissions from the site.	Site inspection	Reported that, given the limited scale of activities, appropriate maintenance, operation and sizing of equipment for tasks are considered reasonable measures and were implemented. Replaced diesel dredge (2 Stroke diesel) with an electric dredge. New Hyundai FEL purchased – improved emissions Hyundai 770-9 replaced by Hyundai HI975. Which has a higher emission level. Records were available to verify that machinery had been regularly maintained.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
SOIL AND WATER						
Water Supply						
36.	10	The Proponent must ensure that it has sufficient water for all stages of the project, and if necessary, adjust the scale of operations under this approval to match its available water supply.	Water Access Licence 40902	Site holds a Water Access Licence 40902 which provides for 'take' of up to 700ML per year. Sufficient water was available for project. Water Take reported in Section 7.1 of the Annual Reviews.	Compliant	
Water Discharges						
37.	11	11. The Proponent must comply with the discharge limits in any EPL for the site, or with section 120 of the POEO Act.	Site Interview	No reported discharges occurred during the period covered by the current audit.	Compliant	
Fines Management						
38.	12	12. The Proponent must ensure that: (a) no potential acid sulphate soil is removed from the site, unless adequately neutralised in accordance with methods approved under the Soil and Water Management Plan (see condition 18 below); (b) all excavated potential acid sulphate soil fines material is discharged into the dredge pond at a depth greater than 3 metres below the water surface as soon as possible to prevent oxidisation; and (c) All fines are deposited to a final depth of at least 8 metres below the water surface, unless an alternative method(s) is approved by the EPA and the Secretary.	Site inspection	All material is processed through the plant prior to removal from site. No unwashed material sold. Reported that all fines from the processing plant were returned to the pond at least 4m below the water. Depth of the dredge pond was reported to be at least 8m. Monitoring results for the surface waters do not show any impact from oxidation of acid sulphate material.	Compliant	
Flood Management						
39.	13	All earthworks, including drainage and bunding works, must be contained wholly within the site.	Site inspection	All earthworks, including drainage and bunding works were contained within the site boundary.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
40.	14	The Proponent must cease dredging and processing activities not less than 24 hours prior to the commencement of overflow from any dredge pond. No dredging or processing may occur when the dredge ponds are overflowing.	Onsite Master Report – Dredge Operating Hours	No overflows from the dredge pond occurred during the period covered by the current audit.	Compliant	
41.	15	The Proponent must ensure that the flood storage capacity of the site throughout all stages of the project is not less than the pre-project flood storage capacity, unless otherwise agreed by the Secretary. Details of the available flood storage capacity must be reported in each Annual Review.	Post dredge survey plan NC-CL-WAE-001, 13/02/2018	Based on the extraction pond area (which creates additional flood storage through removal of material above the water table), the area filled under DA20/0695, and the processing area, net flood storage capacity has increased.	Compliant	
42.	16	16. The Proponent must ensure that the top of the earth bund around the extraction ponds does not exceed 1.8 metres AHD. Spillways must be provided at the eastern and western extents of each bund and must be a minimum of 50 metres wide and not exceed 1.3 metres AHD. Bunds and spillways must be suitably surfaced (for example grassed or rock lined) to avoid scour and erosion during storm and flood events.	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020. Letter from Mortons Uran Solutions – 9/12/2023 re Gales Licence Variation	Reported that all bunding surrounding the extraction area has been constructed in accordance with these requirements- Verified previous audit. Bunds and spillways were noted to be well grassed.	Compliant	
43.	17	17. The Proponent must ensure that the pad of the processing area does not exceed a height of 1.8 metres AHD.	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020.	Pad for the processing area verified previous audit. The transformer pad has been formed to 3.8m AHD per Essential Energy requirements – it is noted that the transformer is owned and controlled by Essential Energy.	Compliant	
Soil and Water Management Plan						
44.	18	Within three months of the determination of Modification 2, unless otherwise agreed by the Secretary, the Proponent must prepare a Soil and	Correspondence from DPHI - Cudgen Lakes Sand Extraction Project	Previous audit identified: Extensions were granted by the Department on 18 April and 31 May		

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<p>Water Management Plan for the project in consultation with EPA, Water NSW, DoI and Council, to the satisfaction of the Secretary. This plan must be prepared by a suitably qualified expert whose appointment has been approved by the Secretary, and include:</p> <ul style="list-style-type: none"> (a) a Site Water Balance; (b) an Erosion and Sediment Control Plan; (c) a Surface Water Monitoring Program; (d) a Groundwater Monitoring Program; and (e) a Blue-green Algae Management Plan. <p>The Proponent must implement the approved plan as approved from time to time by the Secretary.</p>	<p>(MP05_0103B) Soil and Water Management Plan Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 4b dated 5/05/2021. Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water, 24/08/2022. Cudgen Lakes Sand Quarry Environmental Monitoring – Groundwater, 23/08/2022. Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 5C dated 11/09/2025 (Approved 23/09/2025)</p>	<p>2019 for the submission of the updated Soil and Water Management Plan (SWMP) by 8 July 2019. The updated SWMP was submitted to the Department on 8 July 2019. A copy of the SWMP was also provided to the required agencies for comment on 24 June 2019. The Department approved of RWC, AGECE and HMC as being suitably qualified to prepare the SWMP on 31 May 2019. SWMP updated and approved 23/09/2025.</p> <ul style="list-style-type: none"> a) SWMP Section 3 – Site Water Balance b) SWMP Section 4 – Erosion and Sediment Control Plan c) SWMP Section 7 – Surface Water Monitoring Program d) SWMP Section 6 – Groundwater Monitoring Program e) SWMP Section 8 – Blue-Green Algae Management Plan <p>The following issues were identified in relation to implementation of the SWMP:</p> <ul style="list-style-type: none"> • Sampling was not conducted in December 2024; <p>Recommendation: This issue was raised as a non-compliance upon becoming aware of</p>	<p>Not Compliant</p>	<p>NC-04</p>

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				<p>the issue in January 2025. A process has been implemented to ensure sampling requirements are communicated to the sampling laboratory. No further action required.</p> <p>Exceedances of the surface water and groundwater quality criteria occurred in 2023 and 2024 which were not identified until preparation of the Annual Review in 2024. Section 9 of the SWMP requires review of all monitoring results upon receipt against the criteria and trigger action response levels and any exceedance of the TARP to be reported as an incident.</p> <p>Recommendation: This issue was raised as a non-compliance upon becoming aware of the issue during review of data in preparation of the 2024 Annual Review. A process has been implemented to ensure sampling results are reviewed as they are received to identify any exceedances. No further action required.</p> <p>The surface water TARP for dissolved oxygen was exceeded on</p>	Not Compliant	NC-05

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				<p>multiple occasions in 2025. Exceedances were reported as incidents to DPHI.</p> <p>Recommendation: This issue had been previously identified (2023-2024 Annual Review). Updated SWMP clarifies that criteria for dissolved oxygen is applicable only for surface samples during periods when dredge is not operating. No further action required.</p>	Not Compliant	NC-06
				<p>The groundwater quality criteria was exceeded for Iron on multiple occasions during the 2024-2025 period. Exceedances had been reported as incidents to DPHI.</p> <p>Recommendation: The site has installed a system to pump water from the southern dredge pond to the northern dredge pond to reduce the risk of drawdown in the northern bund and hence oxidation of ASS material. Subsequent groundwater results have been compliant with groundwater quality criteria. No further action required.</p> <p>No water samples had been collected from Bore MB10 during the current audit period.</p>	Not Compliant	NC-07

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				<p>It was reported that the bore had been replaced with a nested bore in December 2025.</p> <p>Recommendation: It was reported that MB10 had been replaced in December 2025. Sampling of the replacement bore should be included in the next sampling event.</p> <p>The approved SWMP for the period up to September 2025 requires Pond water level to be recorded daily prior to and at the completion of dredging. Records did not show water levels at the cessation of dredging had been recorded.</p> <p>Recommendation: The updated SWMP, approved in September 2025 requires water level to be recorded prior to commencing dredging only. No further action required</p>	<p>Not Compliant</p> <p>Not Compliant</p>	<p>NC-08</p> <p>NC-09</p>
45.	19	19. The Site Water Balance must include details of: (a) sources and security of water supply; (b) water use and management on site; (c) any off-site water transfers; d) reporting procedures; and (e) Measures to be implemented to minimise clean water use on site.	Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 4b dated 5/05/2021. Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 5C dated 11/09/2025 (Approved 23/09/2025)	a) Section 3.2 of the SWMP. b) Section 3.3 of the SWMP. c) Section 3.3 of the SWMP. d) Section 9 of the SWMP. e) Section 3.5 of the SWMP.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
46.	20	<p>20. The Erosion and Sediment Control Plan must</p> <p>(a) be consistent with the relevant requirements of the Department of Housing’s Managing Urban Stormwater: Soil and Construction Manual, the NSW Acid Sulphate Soil Advisory Committee’s Acid Sulphate Soil Manual, and relevant Council codes, or most recent versions of these documents;</p> <p>(b) describe construction and operational activities that could cause soil erosion, sedimentation or generation of acid sulphate soils;</p> <p>(c) describe the location, function, and capacity of soil and water management and control structures during construction, stabilisation and operational stages;</p> <p>(d) describe measures to minimise soil erosion and the potential for the transport of sediment to downstream waters;</p> <p>(e) define procedures for managing the potential acid sulphate soils on the site;</p> <p>(f) define procedures for managing water releases from the site; and</p> <p>(g) Define procedures for the maintenance of soil and water management structures on the site during the life of the project.</p>	<p>Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 4b dated 5/05/2021.</p> <p>Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 5C dated 11/09/2025 (Approved 23/09/2025)</p>	<p>a) a. Section 4.1</p> <p>b) b. Sections 4.2 and 5.2 of the SWMP.</p> <p>c) c. Section 4.3 of the SWMP.</p> <p>d) d. Section 4.3 of the SWMP.</p> <p>e) e. Sections 5.3 and 5.4 of the SWMP.</p> <p>f) f. Section 7.8 of the SWMP.</p> <p>g) g. Section 4.4 of the SWMP.</p> <p>h)</p>	Compliant	
47.	21	<p>The Surface Water Monitoring Program must include:</p> <p>(a) a detailed description of the surface water management system;</p> <p>(b) surface water impact assessment criteria;</p> <p>(c) a program to monitor bank and bed stability;</p> <p>(d) a program to monitor and manage pH in the dredge pond;</p>	<p>Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 4b dated 5/05/2021.</p> <p>Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 5C dated 11/09/2025 (Approved 23/09/2025)</p>	<p>Surface Water Monitoring Program was included in SWMP.</p> <p>a) Section 7.2 of the SWMP.</p> <p>b) Section 7.4 of the SWMP.</p> <p>c) Section 4.4 of the SWMP.</p> <p>d) Section 7.5 of the SWMP.</p> <p>e) Sections 7.7 and 7.8 of the SWMP.</p>	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(e) a program to monitor and report on adverse impacts of the project on surface water flows and quality, including any surface water discharges; and (f) A protocol for the investigation, notification and mitigation of identified exceedances of the surface water impact assessment criteria.		f) Section 7.7 of the SWMP.		
48.	22	22. The Groundwater Monitoring Program must include: (a) detailed baseline data on groundwater levels and quality, based on statistical analysis; (b) groundwater impact assessment criteria; (c) a program to monitor and report on adverse impacts of the project on groundwater flows and quality; (d) a program to monitor groundwater level effects on vegetation, and on groundwater supply to adjoining properties; and (e) A protocol for the investigation, notification and mitigation of identified exceedances of the groundwater impact assessment criteria.	Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 4b dated 5/05/2021. Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 5C dated 11/09/2025 (Approved 23/09/2025)	Groundwater Monitoring Program was included in SWMP. b) Section 6.2 of the SWMP. c) Section 6.3 of the SWMP. d) Sections 6.4 and 6.5 of the SWMP. e) Section 6.4 of the SWMP. f) Section 6.5 of the SWMP.	Compliant	
49.	23	The Blue-Green Algae Management Plan must: (a) be consistent with extant guidelines for blue-green algae management including the National Health and Medical Research Council’s Guidelines for Managing Risks in Recreational Water; (b) describe the measures that would be implemented to prevent and control the sources of algal blooms over the short, medium and long term; (c) include a detailed recovery plan that aims to reduce algae levels to meet the water quality	Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 4b dated 5/05/2021. Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 5C dated 11/09/2025 (Approved 23/09/2025)	The Blue-Green Algae Management was included in SWMP. a) Section 8.2 of the SWMP. b) Section 8.5 of the SWMP. c) Section 8.5 of the SWMP. d) Sections 8.5 and 8.6 of the SWMP. e) Section 8.8 of the SWMP.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		completion criteria in the Rehabilitation Management Plan; (d) include reasonable and feasible measures to reduce nutrient levels in the pond/s over the short, medium and long term, and include interim water quality targets for nutrients based on continual improvement and established water quality objectives for the Tweed River catchment; and (e) Define procedures for the management and notification of identified algal blooms.				
Additional Groundwater Requirements						
50.	24	24. Within six months of the determination of Modification 2, the Proponent must: (a) review the site’s existing groundwater monitoring data (including water quality data) and groundwater management and mitigation measures; (b) identify any additional monitoring, management or mitigation measures required to achieve the site’s groundwater impact assessment criteria, as required under condition 22(c) of this Schedule; and (c) Prepare an amended Groundwater Monitoring Program to reflect any additional measures, to the satisfaction of the Secretary.	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020	Verified previous audit. Amended groundwater monitoring program included in Section 6.4 of the SWMP.	Compliant	
51.	25	Prior to extracting beyond the previously-proposed realigned Altona Drive (as shown in Figure 2 of the Department’s Assessment Report for Modification 2), the Proponent, following consultation with DoI, must:	Email response to submission of the Cudgen Lakes Sand Quarry Groundwater Assessment , 29/08/2024. Letter from DPPI - Subject: Cudgen Lakes Quarry Groundwater	Groundwater assessment approved 18/12/2024. Extraction commenced July 2023. No extraction past the previously proposed realigned Altona Drive until approval of the required	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(a) update the existing groundwater model for the project to address the consolidated extraction area as approved under Modification 2; (b) re-assess the potential groundwater impacts of the project; and (c) Review and if necessary revise the Groundwater Monitoring Program and the groundwater management and mitigation measures for the project in response to the updated groundwater modelling; to the satisfaction of the Secretary.	Assessment, ref: MP05_0103B-PA-13, 18/12/2024	Groundwater Assessment in December 2024.		
TRANSPORT						
Site Access						
52.	26	The Proponent must ensure that all heavy vehicle access to and from the site is via the Tweed Coast Road/Crescent Street/Altona Road route. Heavy vehicles must not travel via Crescent Street through Cudgen Village, except for local deliveries to Cudgen Village.	Operational Transport Management Plan Cudgen Lakes Sand Quarry Report No. 617/37g, Approval Date – 21 May 2020 Driver induction records 2022.	TMP Section 3.5 details approved transportation route. TMP Appendix 2 – Drivers Code of Conduct includes approved transportation route.	Compliant	
Upgrade and Maintenance of Altona Road						
53.	27	The Proponent must upgrade Altona Road between the site entrance and intersection with Crescent Street. This upgrade must: (a) provide for the construction of an acceleration lane of not less than 200 metres in length on Tweed Coast Road, northbound from the intersection, to the satisfaction of Council (as roads authority); (b) provide for channelized right turn treatment (line marking only) on Tweed Coast Road for vehicles turning right into Crescent Street;	Cudgen Lakes Sand Quarry Independent Environmental Audit, James Haqrt Consulting, 20/12/2022.	Verified previous audit. Hanson, operator of the Tweed Sand Quarry sought and received approval for the construction of a single longer passing bay. Upgrade works were completed by Hanson during the reporting period with Council confirming satisfaction with the works through the issue of a Works as Executed Compliance.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(c) be designed and constructed in accordance with Austroads Guidelines, Australian Standards and RMS Supplements; and (d) be funded by the Proponent, or by a cost sharing agreement between the Proponent and the owner of the Tweed Sand Quarry, in consultation with Council;		Reported that the owner of Tweed Sand Quarry (Hanson) opted to complete the works at their expense.		
54.	28	By 20 August 2019, the Proponent must enter into a cost sharing agreement with the owner of the Tweed Sand Quarry, in consultation with Council, for the maintenance of Altona Road between the site entrance and intersection with Crescent Street. This agreement must: (a) provide for ongoing repairs and maintenance of the road; (b) apply to the existing or any future approved alignment of Altona Road; and (c) Provide for proportionate and equitable contributions between the Proponent and the owner of the Tweed Sand Quarry (based on actual annual product road transport or other measure/s agreed by the parties). If a cost sharing agreement cannot be reached or if there is any dispute regarding the finalisation of the terms of the cost sharing agreement, or its implementation, then either party may refer the matter to the Secretary for resolution. Upgrade of the Crescent Street and Tweed Coast Road Intersection	Sighted Invoice No 6809540 from Tweed Shire Council due 12/12/2025.	A draft agreement was prepared between Gales and Hanson, in consultation with Council, a number of matters remained in dispute. A request for an extension was requested from DPIE on 21 August 2019. A response to the time extension was not received from the Department with the draft agreement ultimately referred to the Secretary for resolution on 25/09/19. Whilst a response was not received, during the period covered by this audit, Gales, Hanson and Council have operated in accordance with the agreement without dispute.	Compliant	
55.	29	The Proponent must upgrade the intersection of Crescent Street and Tweed Coast Road. This upgrade must:	Cudgen Lakes Sand Quarry Independent Environmental Audit, James Haqrt Consulting, 20/12/2022.	Verified previous audit. Upgrade works were completed by Hanson during the previous audit reporting with Council confirming	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(a) provide for the construction of an acceleration lane of not less than 200 metres in length on Tweed Coast Road, northbound from the intersection, to the satisfaction of Council (as roads authority); (b) provide for channelized right turn treatment (line marking only) on Tweed Coast Road for vehicles turning right into Crescent Street; (c) be designed and constructed in accordance with Austroads Guidelines, Australian Standards and RMS Supplements; and (d) be funded by the Proponent, or by a cost sharing agreement between the Proponent and the owner of the Tweed Sand Quarry, in consultation with Council; If a cost sharing agreement cannot be reached or if there is any dispute regarding the finalisation of the terms of the cost sharing agreement, or its implementation, then either party may refer the matter to the Secretary for resolution.		satisfaction with the works through the issue of a Works as Executed Compliance Certificate dated 7 May 2020.		
Operating Conditions						
56.	30	The Proponent must: (a) provide sufficient parking on the site for all project-related traffic and visitors, in accordance with any applicable Council parking code and ensure that no on street parking is undertaken; (b) ensure that trucks do not enter the site prior to 7.00 am on any day; (c) ensure that on-site parking and pedestrian facilities are adequately signposted; (d) ensure that all laden trucks entering or exiting the site have their loads covered	Site Inspection Records of operational hours Cudgen Lakes Sand Quarry - Laden Truck Summary	a) On-site parking is available within the Processing Area. No off-site parking was identified during the site inspection b) Reported that no loading of trucks occurred prior to 7am. Records of truck movements show c) on-site parking and pedestrian facilities were signposted d) All trucks sighted during the site inspection had their loads covered.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<p>(e) ensure that all laden trucks exiting the site are cleaned of material that may fall from vehicles, before leaving the site;</p> <p>(f) use its best endeavours to ensure that appropriate signage is displayed on all trucks used to transport quarry products from the project so they can be easily identified by road users; and</p> <p>(g) Keep accurate records of all laden truck movements to and from the site and publish a summary of these records on its website every month.</p>		<p>e) Verified during site inspection. No material being tracked offsite.</p> <p>f) Use of reputable hauliers (e.g. Boral). Trucks sighted during the site inspection were appropriately signposted.</p> <p>g) Cudgen Lakes Sand Quarry - Laden Truck Summary - lweigh System</p>		
Transport Management Plan						
57.	31	<p>The Proponent must prepare a Traffic Management Plan for the project to the satisfaction of the Secretary. This plan must:</p> <p>(a) be prepared by suitably qualified and experienced person/s whose appointment has been endorsed by the Secretary;</p> <p>(b) be prepared in consultation with RMS, Transport for NSW and Council, and in accordance with the RTA – Traffic Control at Worksites Manual;</p> <p>(c) describe the processes in place for the management of truck movements entering and exiting the site;</p> <p>(d) prohibit trucks departing the site from turning right from Crescent Street to Tweed Coast Road;</p> <p>(e) include a Drivers' Code of Conduct that includes:</p> <ul style="list-style-type: none"> • details of the safe and quiet driving practices that must be used by drivers travelling to and from the quarry; • a map of the primary haulage route; 	<p>Operational Transport Management Plan for the Cudgen Lakes Sand Quarry, Version 3, 20/05/2020.</p> <p>letter Cudgen Lakes Sand Extraction Project (MP 05_0103B) Traffic Management Plan providing approval by the Secretary's nominee, Matthew Sprott, on 21 May 2020</p> <p>Operational Transport Management Plan for the Cudgen Lakes Sand Quarry, Version 4, 31/01/2025.</p>	<p>a. Prepared by R.W Corkery & co Pty Ltd.</p> <p>b. TMP Appendix 1 provides evidence of consultation with RMS, Transport for NSW and Council.</p> <p>c. Section 3.4 On Site Traffic Movements</p> <p>d. Section 3.5, Appendix 2 – Drivers Code of Conduct</p> <p>e. Appendix 2– Drivers Code of Conduct</p> <p>f. Section 5 – Evaluation of Compliance</p> <p>g. Not applicable – road upgrade works completed. Any future off-site road-works would be</p>	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<ul style="list-style-type: none"> • safety initiatives for haulage through residential areas, school zones and along school bus routes; • an induction process for vehicle operators and regular toolbox meetings; • complaints resolution and disciplinary procedures; and • Details of community consultation measures for peak haulage periods. <p>(f) describe the measures to be put in place to ensure compliance with the Drivers' Code of Conduct;</p> <p>(g) include details of the measures to be implemented to minimise traffic safety issues and disruption to local road users during road upgrade works; and</p> <p>(h) Propose measures to minimise the transmission of dust and tracking of material onto the surface of public roads from vehicles leaving the quarry.</p> <p>The Proponent must not dispatch any trucks from the site until the Traffic Management Plan is approved by the Secretary.</p> <p>The Proponent must implement the approved Traffic Management Plan as approved from time to time by the Secretary.</p>		<p>addressed in a separate or updated TMP.</p> <p>h. 3.3 General Transportation Management</p> <p>The Operational Transport Management Plan was approved by DPIE 21/05/20.</p> <p>Updated Operational Transport Management Plan approved 31/01/2025.</p> <p>Dispatch of product trucks commenced 22 May 2020.</p>		
REHABILITATION						
Rehabilitation Objectives						
58.	32	The Proponent must rehabilitate the site to the satisfaction of the Secretary. This rehabilitation must be generally consistent with the proposed rehabilitation activities described in the documents	Rehabilitation Management Plan for the Cudgen Lakes Sand Quarry, Ver 4C, RW Corkery and Co, January 2024. Site inspection	No areas have become available for final rehabilitation. Tree planting had occurred around the quarry office and parking areas.	Not Triggered	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		listed in condition 3 of Schedule 2, and comply with the objectives in Table 4.		Rehabilitation works had been undertaken on the southeast bank of the dredge pond, although final rehabilitation had not commenced and temporary rehabilitation of the northeastern corner of the Northern Dredge pond.		
Progressive Rehabilitation						
59.	33	The Proponent must rehabilitate the site progressively, that is, as soon as reasonably practicable following disturbance. All reasonable steps must be taken to minimise the total area exposed at any time. Interim stabilisation and temporary vegetation strategies must be employed when areas prone to dust generation, soil erosion and weed incursion cannot be permanently rehabilitated.	Site inspection.	Site inspection was conducted as part of this audit most the areas were covered with grass with only the processing area was exposed.	Compliant	
Rehabilitation Management Plan						
60.	34	The Proponent must prepare a Rehabilitation Management Plan for the project to the satisfaction of the Secretary. This plan must: (a) be prepared by a suitably qualified and experienced person/s whose appointment has been endorsed by the Secretary; (b) be prepared in consultation with Council, Water NSW, DoI and OEH; (c) be submitted to the Secretary within three months of the determination of Modification 2, unless the Secretary agrees otherwise; (d) describe how the rehabilitation of the site and pipeline corridors would achieve the objectives identified in Table 4;	Rehabilitation Management Plan, Version 4c, 22/01/2024. RW Corkery was approved as being suitably qualified to prepare the Rehabilitation Management Plan (RMP) on 31 May 2019.	a) Prepared by RW Corker & Co. RW Corkery was approved as being suitably qualified to prepare the Rehabilitation Management Plan (RMP) on 31 May 2019. b) Consultation records included in Appendix 1 c) Extensions were granted by the Department on 18 April and 31 May 2019 for the submission of the updated RMP by 8 July 2019. The updated RMP (Ver 4a) was		

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(e) describe the short, medium, and long term measures that would be implemented to: <ul style="list-style-type: none"> i. rehabilitate and stabilise the site and pipeline corridors; and ii. manage the restored vegetation and wetland habitat established on the site; (f) include detailed performance and completion criteria for the rehabilitation and stabilisation of the site (including appropriate water quality criteria); (g) include a detailed description of the measures to be implemented to: <ul style="list-style-type: none"> iii. enhance existing vegetation and increase littoral and terrestrial habitat potential; iv. protect areas outside the disturbance areas, including vegetation adjoining pipelines; v. control terrestrial and aquatic weeds and pests; vi. control access; and vii. reduce the visual impacts of the project; (h) include a program to monitor, independently audit and report on the effectiveness of the measures in paragraph (g) above, and progress against the detailed performance and completion criteria in paragraph (f); (i) include a vegetation clearance protocol; (j) include a Long-Term Management Strategy, which: <ul style="list-style-type: none"> i. defines the objectives and criteria for quarry closure and post-extraction management; ii. investigates options for the future use of the site; 		submitted to the Department on 8 July 2019. Version 4B was submitted 5/09/2023 and Version 4c submitted 22/01/2024 and approved 1/02/2024. <ul style="list-style-type: none"> d) Section 3.2 Progressive Rehabilitation Plan and Section 3.3 Rehabilitation Measures and Methods e) Section 3.3 Rehabilitation Measures and Methods f) Section 3.4 – Rehabilitation Completion Criteria and Section 4.3 Closure Criteria g) Section 3.3 Rehabilitation Measures and Methods h) Section 3.5 Rehabilitation Monitoring and Reporting i) Section 3.3.8 Vegetation Clearance Protocol j) Section 4 Long Term Management Strategy k) Section 3.5 Rehabilitation Monitoring and Reporting l) Section 3.7 Responsibilities and Accountabilities 		

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		iii. describes the measures that would be implemented to minimise or manage the ongoing environmental effects of the project; an iv. describes how the performance of these measures would be monitored over time; (k) describe the potential risks to successful rehabilitation and/or revegetation, including a description of the contingency measures that would be implemented to mitigate these risks; and (l) Detail who is responsible for monitoring, reviewing, and implementing the plan. The Proponent must implement the approved Rehabilitation Management Plan as approved from time to time by the Secretary				

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
Rehabilitation bond						
61.	35	<p>Within 6 months of the approval of the Rehabilitation Management Plan, the Proponent must lodge a Rehabilitation Bond with the Department to ensure that the rehabilitation of the site is undertaken in accordance with the performance and completion criteria set out in the plan and the relevant conditions of approval. The sum of the bond must be an amount agreed to by the Secretary and determined by:</p> <p>(a) calculating the cost of rehabilitating all disturbed areas of the site, taking into account the likely surface disturbance over the next 3 years of quarrying operations; and</p> <p>(b) Employing a suitably, independent and experienced person to verify the calculated costs. The calculation of the Rehabilitation Bond must be submitted to the Department for approval at least 1 month prior to the lodgement of the bond</p>	<p>20170413 Bank Guarantee Dept Water Bond 250k ax.pdf CL_31-2019_Correspondence re Bonds Rehabilitation Management Plan, Version 4c, 22/01/2024. Letter from DPHI 18/06/2024 - Subject: Cudgen Lakes Quarry Rehabilitation Bond Calculation 2024</p>	<p>A rehabilitation bond was previously established (correspondence from DPE dated 12/04/17 confirms receipt of bank guarantee for the agreed rehabilitation bond of \$163,375). Rehabilitation Management Plan approved 1/02/2024. The Rehabilitation Cost Estimate (RCE) for the Quarry was reviewed, updated and submitted to DPHI on 14/11/2023. Additional comments were received from DPHI in relation to the inclusion of revegetation of the lake perimeter, final landform creation, and various other aspects of Quarry rehabilitation. The RCE was subsequently updated and approved by DPHI on 18 June 2024. The Rehabilitation Bond had yet to be lodged, with ongoing discussions with DPHI.</p> <p>Recommendation: The Rehabilitation Bond should be lodged with DPHI.</p>	Not Compliant	NC-10

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
62.	36	The Rehabilitation Bond must be reviewed and if required, an updated bond must be lodged with the Department within 3 months following: (a) any update or revision to the Rehabilitation Management Plan; (b) the completion of an Independent Environmental Audit; or (c) In response to a request by the Secretary.		RMP has been reviewed following approval of the RMP on 18/06/2024. Bond was not reviewed within 3 months of completion of the previous environmental audit. Recommendation: Gales-Kingscliff should ensure that the Rehabilitation bonds is reviewed, and if required, an updated bond be lodged with the Department within 3 months of the completion of this Independent Environmental Audit.	Not Compliant	NC-11
ABORIGINAL CULTURAL HERITAGE						
63.	37	The Proponent must prepare an Aboriginal Cultural Heritage Management Plan to the satisfaction of the Secretary. This plan must: (a) be prepared in consultation with the relevant Aboriginal communities; (b) be submitted to the Secretary for approval prior to carrying out any development; and (c) include a description of the: v. Aboriginal cultural heritage induction protocol for employees; vi. process for Aboriginal inspection of excavations for the northern pipeline corridor; vii. measures that would be implemented if any new Aboriginal objects or skeletal remains are discovered during the project either within or	Aboriginal Cultural Heritage Management Plan for the Cudgen Lakes Sand Quarry, Version 3, 31/01/2025	Aboriginal Cultural Heritage Management Plan (ACHMP) was approved by the Secretary's Nominee, Howard Reed on 5 July 2017. Updated ACHMP approved 13/02/2025 (administrative changes only). a) Prepared in consultation with Tweed-Byron LALC (correspondence dated 01/03/11) b) The initial ACHMP was submitted to the then DoP 09/02/11 and approved 14/05/14. An updated version was approved 05/07/17. As confirmed to the Department on 16 April 2019, as a result of the MOD2 approval, only	Not Compliant	NC-12

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<p>beyond the area of disturbance; and</p> <p>viii. Process for identifying a long-term storage location should Aboriginal relics be discovered within the project site requiring salvage.</p> <p>The Proponent must implement the approved Aboriginal Cultural Heritage Management Plan as approved from time to time by the Secretary.</p>		<p>administrative updates were required to the existing plan.</p> <p>c)</p> <ul style="list-style-type: none"> Section 7 - Aboriginal Cultural Heritage Induction Protocol Section 8 – Management Strategy for Northern Pipeline Corridor Installation Section 12 Keeping Place <p>Section 7 of the ACHMP requires: Prior to any person undertaking ground disturbing works within the Quarry Site, they will undergo a Cultural Heritage Induction delivered by the Quarry Manager which will include a review of the protocols contained within this ACHMP. Operators engaged in topsoil stripping activities will also be given additional training in the recognition of Aboriginal Sites and Objects. The site induction sighted during the audit did not include cultural heritage requirements.</p> <p>Recommendation: Update the site induction to include a section detailing site cultural heritage information and requirements.</p>		
VISUAL						
64.	38	The Proponent must establish and subsequently maintain the vegetation screen around the extraction area within 12 months of the date of this approval.	Site Inspection	Verified previous audit. During this audit site inspection was conducted and vegetation screening	Compliant	

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				around the site and fencing were in good condition.		
65.	39	The Proponent must implement all reasonable measures to minimise the visual and off-site lighting impacts of the project to the satisfaction of the Secretary.	Site Inspection	During site inspection four lights were sighted which provided lighting around the office and processing areas. Lights were directed toward the ground. The site was screened with vegetation. No complaints have been received in relation to site lighting.	Compliant	
WASTE						
66.	40	40. The Proponent must: (a) manage on-site sewage treatment and disposal in accordance with the requirements of its EPL, and to the satisfaction of the EPA and Council; (b) minimise the waste generated by the project; (c) ensure that the waste generated by the project is appropriately stored, handled, and disposed of; and (d) Report on waste management and minimisation in the Annual Review, to the satisfaction of the Secretary.	Site inspection	a) Portaloo provided which was pumped out regularly by a waste contractor. b) Waste generated by the site was generally a mix of general and recyclable waste. c) Appropriate storage facilities were provided. Noted that all waste from servicing was removed via Council collection. d) Included in Section 6.8 of the Annual Review.	Compliant	
67.	41	Except as expressly permitted in an EPL, the Proponent must not receive waste at the site for storage, treatment, processing, reprocessing or disposal.	Site Interview	Reported that no waste has been received at the site for storage, treatment, processing, reprocessing or disposal.	Compliant	
LIQUID STORAGE						
68.	42	42. The Proponent must ensure that all tanks and similar storage facilities (other than for water) are protected by appropriate bunding or other	Site inspection	Oils stored in Hazardous Material Container.	Compliant	

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		containment, in accordance with the relevant Australian Standards.		A mobile road-registered fuel tanker service was reported to be used to refuel the mobile equipment.		
DANGEROUS GOODS						
69.	43	43. The Proponent must ensure that the storage, handling, and transport of dangerous goods is done in accordance with the relevant Australian Standards, particularly AS1940 and AS1596, and the Dangerous Goods Code.	Site inspection	No dangerous goods stored on site.	Compliant	

JHC CoA No.	CoA Requirement No.	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No.
SCHEDULE 4 ADDITIONAL PROCEDURES					
NOTIFICATION OF EXCEEDANCES					
70.	1	<p>1. As soon as practicable and no longer than 7 days after obtaining monitoring results showing an exceedance of any criteria in Schedule 3 the Proponent must:</p> <p>a. notify the affected land owners and tenants in writing of the exceedance, and provide quarterly monitoring results, to each affected party until the project is again complying with the relevant criteria; and</p> <p>b. Publish on its website the full details of the exceedance.</p> <p>Any exceedance of any criteria in Schedule 3 is an incident that must be notified to the Department in accordance with conditions 9 to 12 of Schedule 5. For any exceedance of the air quality criteria or air quality measures in Schedule 3, the Proponent must also provide to any affected land owners and tenants a copy of the fact sheet entitled “Mine Dust and You” (NSW Minerals Council, 2011).</p>	Site interview	No exceedances have been identified which have required notification to affected landowners.	Not Triggered
INDEPENDENT REVIEW					
71.	2	<p>If a landowner considers the project to be exceeding the relevant criteria in Schedule 3, they may ask the Secretary in writing for an independent review of the impacts of the project on their land.</p> <p>If the Secretary is not satisfied that an independent review is warranted, the Secretary will notify the landowner in writing of that decision, and the reasons for that decision, within 21 days of the request for a review.</p>	Site interview	Not yet triggered. Request for independent review has not been received to date.	Not Triggered

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		If the Secretary is satisfied that an independent review is warranted, within 3 months, or as otherwise agreed by the Secretary and the landowner, the Proponent must: (a) commission a suitably qualified, experienced and independent person, whose appointment has been approved by the Secretary, to: <ul style="list-style-type: none"> • consult with the landowner to determine their concerns; • conduct monitoring to determine whether the project is complying with the relevant criteria in Schedule 3; and • if the project is not complying with that criteria, identify measures that could be implemented to ensure compliance with the relevant criteria; (b) give the Secretary and landowner a copy of the independent review; and (c) comply with any written requests made by the Secretary to implement any findings of the review				

JHC CoA No.	CoA Requirement No.	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No.	
SCHEDULE 5 ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING						
ENVIRONMENTAL MANAGEMENT						
Environmental Management Strategy						
72.	1	1. The Proponent must prepare an Environmental Management Strategy for the project to the satisfaction of the Secretary. The strategy must: <ul style="list-style-type: none"> (a) be submitted to the Secretary for approval within three months of the determination of Modification 2; (b) provide the strategic framework for environmental management of the project; (c) identify the statutory approvals that apply to the project; (d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project; (e) describe the procedures to be implemented to: <ul style="list-style-type: none"> • keep the local community and relevant agencies informed about the operation and environmental performance of the project; • receive, record, handle and respond to complaints; • resolve any disputes that may arise during the course of the project; • respond to any non-compliance; and • respond to emergencies; and (f) include: <ul style="list-style-type: none"> • reference to any strategies, plans and programs approved under the conditions of this approval; and • a clear plan depicting all the monitoring to be carried out under the conditions of this approval 	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020.	<ul style="list-style-type: none"> a) The updated EMS was submitted to the Department on 22 April 2019 which within 3 months of the determination date 22 January 2019. However, this updated EMS has not been approved. A further update was submitted in January 2025, however, it was agreed to wait until the EMS was updated to reflect the various management plans approved in 2025. It was reported that an updated EMS will be submitted in 2026. b) Section 1.2 of the EMS. c) Section 3.0 of the EMS. d) Section 4.0 of the EMS. e) Section 6.1 of the EMS. f) Section 6.1 of the EMS. g) Section 6.2 of the EMS. h) Section 6.3 of the EMS. i) Section 7 of the EMS. j) Section 9 of the EMS. k) Section 5 of the EMS. l) Approval of the updated EMS remains pending. 	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		The Proponent must implement the Environmental Management Strategy as approved from time to time by the Secretary.				
Management Plan Requirements						
73.	2	The Proponent must ensure that the management plans required under this approval are prepared in accordance with any relevant guidelines, and include: <ul style="list-style-type: none"> (a) a summary of relevant background or baseline data; (b) a description of: <ul style="list-style-type: none"> • the relevant statutory requirements (including any relevant approval, licence or lease conditions); • any relevant limits or performance measures/criteria; and • the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the project or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria (d) a program to monitor and report on the: <ul style="list-style-type: none"> • impacts and environmental performance of the project; and • effectiveness of any management measures (see (c) above); (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; 		Refer to above NMP, AQMP, SWMP, RMP, TMP and ACHMP. Each plans included addressed these requirements respectively. e.g. AQMP <ul style="list-style-type: none"> a) Sections 4 Background Air Quality b) Section 2 Statutory Requirements c) Section 3 Air Quality Management Measures d) Section 6 Monitoring Program e) Section 7.2 Air Quality Monitoring Triggers and Response Measures 	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(f) a program to investigate and implement ways to improve the environmental performance of the project over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> incidents; complaints; and non-compliances with statutory requirements; (h) a protocol for periodic review of the plan; and (i) A document control table that includes version numbers, dates when the management plan was prepared and reviewed, names and positions of the person/s who prepared and reviewed the management plan, a description of any revisions made and the date of the Secretary's approval.		f) Section 7.2 Air Quality Monitoring Triggers and Response Measures g) Section 7 Air Quality Management System h) Section 9 Plan Review i) Page ii Document Control		
Application of Existing Management Plans						
74.	3	The Proponent must continue to apply existing approved management plans, strategies or monitoring programs that have most recently been approved under this approval, until the approval of a similar plan, strategy or program following a modification to this approval.	Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 4b dated 5/05/2021. Soil and Water Management Plan for the Cudgen Lakes Sand Quarry Version 5C dated 11/09/2025 (Approved 23/09/2025)	SWMP Version 4b was required to be implemented until approval of SWMP Version 5C in September 2025. Some requirements of SWMP Version 4b had not implemented until approval of the updated plan, e.g.: <ul style="list-style-type: none"> Weekly surface water monitoring had not been recorded. Water levels at the cessation of dredging. Recommendation: Gale-Kingscliff should ensure that all requirements of the approved management plans	Not Compliant	NC-13

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				are implemented until approval of an updated plan.		
Revision of Strategies, Plans & Programs						
75.	4	Within 3 months of: (a) the submission of an incident report under condition 10 of this Schedule; (b) the submission of an Annual Review under condition 13 of this Schedule; (c) the submission of an Independent Environmental Audit under condition 14 of this Schedule; or (d) The approval of any modification to the conditions of this approval. the Proponent must review the suitability of all strategies, plans and programs required under this approval. Where this review leads to revisions in any such document, then within 6 weeks of the review the revised document must be submitted for the approval of the Secretary.	Letter to DPHI: Re: MP05_0103B – Cudgen Lakes Sand Quarry - Review of Management Plans, 20/12/2024	Sighted record of review of management plans following submission of the 2024 Annual Review. Incident reports were submitted for non-compliances with requirements of the AQMP, SWMP and RMP. Noted that these plans were under review and had subsequently been approved. Records were not available to verify review of management plans following submission of the 2023 Annual Review or the 2022 Independent Environmental Audit. Recommendation: It is noted that a process has been implemented (verified for 2024 and 2025 Annual Reviews) to formally notify the Secretary of the outcomes arising from review of the strategies, plans, and programs required under this Consent in accordance with Schedule 5, Condition 4. The outcomes of the review should	Not Compliant	NC-14

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				be submitted to the Secretary for approval. No further action required.		
Staging, Combining and Updating Strategies, Plans or Programs						
76.	5	With the approval of the Secretary, the Proponent may: (a) prepare and submit any strategy, plan or program required by this approval on a staged basis (if a clear description is provided as to the specific stage and scope of the project to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this approval (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this approval (to ensure the strategies, plans and programs required under this approval are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the project).		The Traffic Management Plan was originally approved to be prepared on staged basis. Approval provided 20/05/2020. Plans have been updated and submitted to DPHI for approval.	Compliant	
Evidence of Consultation						
77.	6	Where the conditions of this approval require consultation with an identified party, the Proponent must: (a) consult with the relevant party prior to submitting the subject document; and		Consultation were conducted for each management plans. Records of consultation were generally included in Appendix 1 of Management Plans. e.g.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(b) provide details of the consultation undertaken, including: <ul style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Proponent and how the Proponent has addressed any unresolved matters. 		SWMS Appendix 1 – Consultation and Response		
78.	7	However, if the Secretary agrees, a strategy, plan or program may be prepared without consultation being undertaken with an identified party required under a condition of this approval.		Plans include evidence of consultation as required.	Not Triggered	
COMMUNITY CONSULTATIVE COMMITTEE						
79.	8	The Proponent must operate a Community Consultative Committee (CCC) for the project to the satisfaction of the Secretary. The CCC must be operated in general accordance with the Department’s Community Consultative Committee Guidelines: State Significant Projects (2016), for the duration of quarrying operations and for at least 6 months following the completion of quarrying operations.	http://www.galeskingscliff.com.au/CommunityConsultativeCommittee.htm	The CCC was established in July 2017 with the approval of the Independent Chairperson by DPE 8 July 2017. Annual meetings conducted 16/02/2023, 9/02/2024 and 21/02/2025.	Compliant	
REPORTING						
Incident Notification, Reporting and Response						
80.	9	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Proponent becomes aware of an incident.	Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report Surface Water and Groundwater Monitoring Results. RW Corkery &Co, 2/10/2024. Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident	The rehabilitation bond was to be reviewed following approval of the RMP, however, this has exceeded the 3 month timeframe from the completion of the 2022 Independent Environmental	Not Compliant	NC-15

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			<p>Report Groundwater Monitoring Results. RW Corkery &Co, 22/01/2025. Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report Groundwater Monitoring Results. RW Corkery &Co, 28/01/2025.</p> <p>Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Reporting of Deposited Dust Monitoring Gauge Exceedance. RW Corkery &Co, 14/01/2025.</p> <p>Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report. Reporting of Non-Compliance with Air Quality and Soil and Water Management Plans, RW Corkery 31/01/2025</p> <p>Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report. Surface Water Monitoring Results, RW Corkery & Co, 25/03/2025</p> <p>Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report. Surface Water Monitoring Results, RW Corkery & Co, 17/04/2025</p> <p>Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Reporting of Rolling Average Deposited Dust Exceedances</p>	<p>Audit. Reported in 2022-2023 Annual Review.</p> <p>Monitoring was unable to be undertaken at EPL Point 5 (MB10) due to the bore being damaged prior to the period covered by the current audit. While it has been reported during each that the bore is to be replaced, the replacement bore is yet to be constructed. Reported in Annual Reviews. Multiple instances where water quality monitoring results exceeded the project limits/ TARPS during the 2023-2024 period. Identified during review of data in preparation of the 2023-2024 Annual Review, submitted 30/09/2024. Initial notification provided 30/09/2024. Initial submission 2/10/2024. Detailed report 10/10/2024. Exceedances of the annual average deposited dust criteria at DG3 - Initial notification 14/01/2025. Report provided</p>		

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
			<p>Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report. Surface Water Monitoring Results – Dissolved Oxygen, RW Corkery & Co, 7/08/2025</p> <p>Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report Surface Water and Groundwater Monitoring Results. RW Corkery &Co,</p>	<p>Dust deposition and water quality sampling was not conducted in December 2024 Incident report submitted 31 Jan 2025.</p> <p>25/01/2025 – Incident report prepared for non-compliance with iron levels in groundwater (MB11) in September 2024 and October 2024. Results provided 27/11/2024, with initial notification on 10/12/2024 following internal discussion of results. Report provided 22/01/2025.</p> <p>Identified during review of 2024-2025 data for annual review Low DO Levels during the 2024-2025 reporting period. Reported as part of annual review.</p> <p>Low DO for sample collected 28/06/2025, reported 7/08/2025</p> <p>A process to review and assess monitoring data for compliance with project limits and TARPs had not been implemented. Hence non-compliances were</p>		

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				not identified until review of data in preparation of the Annual Review. Recommendation: A process has been implemented to review monitoring data upon receipt of information to identify exceedances. Implementation of the process during 2025 was demonstrated. No further action required.		
81.	10	Within 7 days of the date of the incident, the Proponent must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested. This report must include the time and date of the incident, details of the incident, measures implemented to prevent reoccurrence and must identify any non-compliance with this approval.	Letter to DPHI Re: Cudgen Sand Lakes Quarry PA MP05_0103B – Incident Report Surface Water and Groundwater Monitoring Results. RW Corkery &Co, 10/10/2024.	Surface water and groundwater exceedances which occurred in 2024 were not reported within 7 days of the incident occurring. Report provided 10/10/2024. Report for deposited dust exceedance which occurred in November 2024 was not provided until 10/01/2025. Recommendation: Gales-Kingscliff should ensure that incident reports are provided to the Secretary and any relevant agencies within 7 days of the date of the incident.	Not Compliant	NC-16
82.	11	Any written requirements of the Secretary or relevant public authority (as determined by the Secretary) which may be given at any point in time, to address the cause or impact of an incident must be complied	Letter from DPHI: Notice to Furnish Information And Records, NSW Planning Ref: INV-86019987/RFI-86019710, DPHI 16/06/2025	Request from DPHI to furnish further information by 4pm on Close of Business Tuesday 1 July 2025. Response provided 27/06/2025.	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		with and within any timeframe specified by the Secretary or relevant public authority.	Letter to DPHI: Cudgen Sand Lakes Quarry PA MP05_0103B – Response to Notice to Furnish Information, RW Corkery &CO, 27/06/2025			
83.	12	If statutory notification is provided to EPA as required under the POEO Act in relation to the project, such notification must also be provided to the Secretary within 24 hours after the notification was provided to EPA.	Site interview	No statutory notification was required to be provided to EPA during the reporting period.	Not Triggered	
Annual Review						
84.	13	By the end of September each year, or other timing as may be agreed by the Secretary, the Proponent must submit a report to the Department reviewing the environmental performance of the project, to the satisfaction of the Secretary. This review must: <ul style="list-style-type: none"> (a) describe the project (including any rehabilitation) that was carried out in the previous financial year, and the project that is proposed to be carried out over the current financial year; (b) include a comprehensive review of the monitoring results and complaints records of the project over the previous financial year, which includes a comparison of these results against the: <ul style="list-style-type: none"> i. relevant statutory requirements, limits or performance measures/criteria; ii. requirements of any plan or program required under this approval; iii. monitoring results of years prior; and iv. relevant predictions in the documents listed in condition 3 of Schedule 2; 	Email response 30/09/2020 - Cudgen Lakes Quarry - Post Approval Document Received - (MP05_0103B-PA-9) –2023 Annual Review submission. Email response 30/09/2020 - Cudgen Lakes Quarry - Post Approval Document Received - (MP05_0103B-PA-13) –2024 Annual Review submission. Email response 30/09/2020 - Cudgen Lakes Quarry - Post Approval Document Received - (Post Approval Document Received - (MP05_0103B-PA-44)- 2025 Annual Review	The 2022/2023 Annual Review was submitted to DPHI, Council, Water NSW, NRAR, EPA and the CCC on 28/09/2023. The 2023/2024 Annual Review was submitted to DPHI, Council, Water NSW, NRAR, EPA and the CCC on 30/09/2024. The 2024/2025 Annual Review was submitted to DPHI, Council, DCCEEW Water, NRAR, EPA and the CCC on 29/09/2025. a) Section 4 Operations Summary and Section 8 Rehabilitation describe the activities, including rehabilitation, undertaken during the reporting period. b) Section 6 Environmental Performance and Section 7 Water Management provide a review of the results	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(c) detail any non-compliance over the past financial year, and describe what actions were (or are being) taken to rectify the non-compliance and avoid reoccurrence; (d) evaluate and report on: i. the effectiveness of the noise and air quality management systems; and ii. compliance with the performance measures, criteria and operating conditions in this approval; (e) identify any trends in the monitoring data over the life of the project; (f) identify any discrepancies between the predicted and actual impacts of the project, and analyse the potential cause of any significant discrepancies; and (G) Describe what measures will be implemented over the current financial year to improve the environmental performance of the project. The Proponent must ensure that copies of the Annual Review are submitted to Council and are available to the CCC and any interested person upon request.		against the relevant limits, requirements and previous / baseline monitoring results. c) Section 1 Statement of Compliance and Section 11 Incidents and Non-Compliances during the Reporting Period and Appendix 1- Compliance Review provide details of non-compliances. d) Section 6.3 Noise, Section 6.4 Air Quality and Table 6.1 Environmental Performance provide an evaluation of air and noise management measures. e) Section 6 Environmental Performance and Table 6.1 Environmental Performance provide a summary of data, including any discernible trends. f) Section 6 Environmental Performance and Table 6.1 Environmental Performance provide a summary of data, including any discernible trends, including discrepancies. However, none have been identified to date.		

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				g) Section 6 Environmental Performance and Table 6.1 Environmental Performance provide a summary of data, including planned / further improvements to environmental management. h) Copies of the Annual Review have been provided to Council, CCC and other relevant agencies and were be made publicly available on the Gales website. http://www.galeskingscliff.com.au		
INDEPENDENT ENVIRONMENTAL AUDIT						
85.	14	14. Within two years of the commencement of quarrying operations and every 3 years thereafter, unless the Secretary directs otherwise, the Proponent must commission and pay the full cost of an Independent Environmental Audit of the project. The primary purposes of the audit are to ascertain information in relation to the environmental performance of the project and the adequacy of strategies, plans and programs. Audits must: (a) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary; (b) include consultation with the relevant agencies and the CCC;	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020. Cudgen Lakes Sand Quarry Independent Environmental Audit, James Hart Consulting, 20/12/2022. Letter from DPHI: Cudgen Lakes Quarry - 2025 Independent Auditor Nomination MP05_0103B, 16/09/2025.	Site establishment activities commenced 26 June 2017 with extraction operations commencing 30 October 2017. Previous audit commissioned in October 2019 and October 2022. Current audit commissioned October 2025. Approval of James Hart as auditor provided 16/09/2025. Consultation with DPHI, EPA, Tweed Shire Council and DCCEEW were conducted. Consultation records were	Compliant	

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		(c) assess the environmental performance of the project and whether it is complying with the relevant requirements in this approval and any relevant EPL or water licences for the project (including any assessment, strategy, plan or program required under these approvals); (d) review the adequacy of strategies, plans or programs required under the abovementioned approvals; (e) recommend appropriate measures or actions to improve the environmental performance of the project, and/or any assessment, strategy, plan or program required under the abovementioned approvals; and (f) Be conducted and reported to the satisfaction of the Secretary.		included as attachment E of the audit report. Assessment of environmental performance described in Section 5 of this Audit Report. Section 5.6 Suitability of Plans and the EMS of the Audit Report. Section 6 of the audit report details the recommendations. Audit was conducted as per DPAR 2020 and Conditions of Approval requirements.		
86.	15	Within 12 weeks of commencing each audit, unless otherwise agreed by the Secretary, the Proponent must submit a copy of the audit report to the Secretary and any other agency that requests it, together with its response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The Proponent must implement these recommendations, to the satisfaction of the Secretary.	Email response to submission of the 2022 Independent Environmental Audit , 24/01/2023.	Site inspection was conducted on 9 November 2022. Audit Report including response to the auditor's findings submitted 24/01/2023.	Compliant	
ACCESS TO INFORMATION						
87.	16	16. Within 1 month of the determination of Modification 2, and for the life of the project, the Proponent must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website:	http://www.galeskingscliff.com.au	Project website was set up for public access to the information and documents. Project approval provided. Environmental Protection Licence 12385, 11 July 2021.	Not Compliant	NC-17

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		i. the documents listed in conditions 2 and 3 of Schedule 2; ii. current statutory approvals for the project; iii. all approved strategies, plans and programs required under the conditions of this approval; iv. regular reporting on the environmental performance of the project in accordance with the reporting arrangements in any plans or programs approved under the conditions of this approval; v. a comprehensive summary of the monitoring results of the project, reported in accordance with the specifications in any conditions of this approval, or any approved plans and programs; vi. a summary of the current stage and progress of the project; vii. contact details to enquire about the project or to make a complaint viii. a complaints register, updated monthly ix. the Annual Reviews of the project; x. any Independent Environmental Audit as described in condition 14 above, and the Proponent’s response to the recommendations in any audit; and xi. any other matter required by the Secretary; and (b) Keep this information up-to-date, to the satisfaction of the Secretary.		Link to strategies, plans and programs provided Environmental monitoring data provided. Link provided to provide feedback, make an enquiry, etc. Complaints register available. No complaints since 24/07/2020. Annual reviews 2009 – 2024 available. Previous Independent Audit reports, including Response and Action Plans available. The Following information was not available (29/11/2025) <ul style="list-style-type: none"> • Latest revision of the Air Quality Management Plan (on 3/12/2025) • Air Quality Monitoring data after 23/10/2024 (3/12/2025 – up to 21/05/2025) • Laden Truck Summary data after 31/08/2025 (3/12/2025 – up to 31/10/2025) • 2025 Annual Review (OK 3/12/2025) • Water Quality results after 24/06/2025 (25/09/2025) • Independent Environmental Audit Response and Action Plan 2022 Recommendation: Gales-Kingscliff should implement a process for		

JHC No.	CoA No	CoA Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				maintaining and regularly Updating the website to include all required information.		

a. Environment Protection Licence 12385

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No							
1. Administrative Controls													
A1 What the licence authorises and regulates													
1.	A1.1	<p>This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.</p> <p>Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Scheduled Activity</th> <th style="width: 33%;">Fee Based Activity</th> <th style="width: 33%;">Scale</th> </tr> </thead> <tbody> <tr> <td>Extractive Activities</td> <td>Land-based extractive activity</td> <td>> 100000 - 500000 T annual capacity to extract, process or store</td> </tr> </tbody> </table>	Scheduled Activity	Fee Based Activity	Scale	Extractive Activities	Land-based extractive activity	> 100000 - 500000 T annual capacity to extract, process or store		2022-2023 – 168,000m ³ 2023-2024 – 176,773m ³ 2024-2025 – 178,044m ³ 2025- 30/11/2025 – ~90,000m ³	Compliant		
Scheduled Activity	Fee Based Activity	Scale											
Extractive Activities	Land-based extractive activity	> 100000 - 500000 T annual capacity to extract, process or store											
2.	A1.2	The licensee must not carry on any scheduled activities until the scheduled development works are completed, except as elsewhere provided in this licence.	Scheduled development works related to creation of the initial dredge pond. These works were completed in 2006.	Verified previous audit	Compliant								
A2 Premises or plant to which this licence applies													
3.	A2.1	<p>The licence applies to the following premises:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Premises Details</th> </tr> </thead> <tbody> <tr> <td>CUDGEN LAKES</td> </tr> <tr> <td>ALTONA DRIVE</td> </tr> <tr> <td>CUDGEN</td> </tr> <tr> <td>NSW 2487</td> </tr> <tr> <td>LOT 21 DP 1082482, Lot 51 DP 1268405</td> </tr> <tr> <td>ALSO INCLUDES ROAD EASEMENTS FOR CRESCENT STREET AND ALTONA ROAD.</td> </tr> </tbody> </table>	Premises Details	CUDGEN LAKES	ALTONA DRIVE	CUDGEN	NSW 2487	LOT 21 DP 1082482, Lot 51 DP 1268405	ALSO INCLUDES ROAD EASEMENTS FOR CRESCENT STREET AND ALTONA ROAD.		Noted	Compliant	
Premises Details													
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ALTONA DRIVE													
CUDGEN													
NSW 2487													
LOT 21 DP 1082482, Lot 51 DP 1268405													
ALSO INCLUDES ROAD EASEMENTS FOR CRESCENT STREET AND ALTONA ROAD.													

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No			
A3 Other Activities									
4.	A3.1	This licence applies to all other activities carried on at the premises, including: <table border="1" style="margin-left: 20px;"> <tr> <td>Ancillary Activity</td> </tr> <tr> <td>Crushing, grinding or separating</td> </tr> <tr> <td>Water-based extractive activity</td> </tr> </table>	Ancillary Activity	Crushing, grinding or separating	Water-based extractive activity	Site Inspection and interviews	Water based extraction activities were undertaken during the audit period.	Compliant	
Ancillary Activity									
Crushing, grinding or separating									
Water-based extractive activity									
A4 Information supplied to the EPA									
5.	A4.1	Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence. In this condition the reference to "the licence application" includes a reference to: <ul style="list-style-type: none"> a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence. 		Activities during the reporting period were consistent with all relevant application information.	Compliant				
2 Discharges to Air and Water and Applications to Land									
P1 Location of monitoring/discharge points and areas									
6.	P1.1	The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or the setting of limits for any application of solids or liquids to the utilisation area.	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water Cudgen Lakes Sand Quarry Environmental Monitoring - Groundwater	Monitoring undertaken at this monitoring points as applicable.	Compliant				

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No																																
7.	P1.2	<p>The following points referred to in the table are identified in this licence for the purposes of the monitoring and/or the setting of limits for discharges of pollutants to water from the point.</p> <table border="1"> <thead> <tr> <th>EPA ID No</th> <th>Type of monitoring Point</th> <th>Type of Discharge Point</th> <th>Location Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Water Quality Monitoring Point</td> <td>Water Quality Monitoring Point</td> <td>Dredge Pond South Spillway West - Identified as EPL 1 in the site map submitted to the EPA on 31 October 2023 (DOC23/100548 0)</td> </tr> <tr> <td>2</td> <td>Water Quality Monitoring Point</td> <td>Water Quality Monitoring Point</td> <td>Dredge Pond South Spillway East - Identified as EPL 2 in the site map submitted to the EPA on 31 October 2023 (DOC23/1005480)</td> </tr> <tr> <td>4</td> <td>Groundwater Monitoring MB15</td> <td></td> <td>Groundwater monitoring bore. Defined as MB15 in Gales-Kingscliff Pty Ltd, Soil and Water Management Plan for the Cudgen Lakes Sand Quarry, December 2023 (GKSWMP). Location described in Section 6.4.2 and Figure 6.3</td> </tr> <tr> <td>5</td> <td>Groundwater Monitoring MB10</td> <td></td> <td>Groundwater monitoring bore. Defined as MB10 in Gales-Kingscliff Pty Ltd, Soil and Water Management Plan for the Cudgen Lakes Sand Quarry, December 2023 (GKSWMP). Location described in Section 6.4.2 and Figure 6.3.</td> </tr> <tr> <td>6</td> <td>Groundwater Monitoring MB11</td> <td></td> <td>Groundwater monitoring bore. Defined as MB11 in Gales-Kingscliff Pty Ltd, Soil and Water Management Plan for the Cudgen Lakes Sand Quarry, December 2023 (GKSWMP). Location described in Section 6.4.2 and Figure 6.3.</td> </tr> <tr> <td>7</td> <td>Water Quality Monitoring Point</td> <td>Water Quality Monitoring Point</td> <td>Dredge Pond North Spillway West - Identified as EPL 7 in the site map submitted to the EPA on 31 October 2023 (DOC23/1005480)</td> </tr> <tr> <td>8</td> <td>Water Quality Monitoring Point</td> <td>Water Quality Monitoring Point</td> <td>Dredge Pond North Spillway East - Identified as EPL 8 in the site map submitted to the EPA on 31 October 2023 (DOC23/1005480)</td> </tr> </tbody> </table>	EPA ID No	Type of monitoring Point	Type of Discharge Point	Location Description	1	Water Quality Monitoring Point	Water Quality Monitoring Point	Dredge Pond South Spillway West - Identified as EPL 1 in the site map submitted to the EPA on 31 October 2023 (DOC23/100548 0)	2	Water Quality Monitoring Point	Water Quality Monitoring Point	Dredge Pond South Spillway East - Identified as EPL 2 in the site map submitted to the EPA on 31 October 2023 (DOC23/1005480)	4	Groundwater Monitoring MB15		Groundwater monitoring bore. Defined as MB15 in Gales-Kingscliff Pty Ltd, Soil and Water Management Plan for the Cudgen Lakes Sand Quarry, December 2023 (GKSWMP). Location described in Section 6.4.2 and Figure 6.3	5	Groundwater Monitoring MB10		Groundwater monitoring bore. Defined as MB10 in Gales-Kingscliff Pty Ltd, Soil and Water Management Plan for the Cudgen Lakes Sand Quarry, December 2023 (GKSWMP). Location described in Section 6.4.2 and Figure 6.3.	6	Groundwater Monitoring MB11		Groundwater monitoring bore. Defined as MB11 in Gales-Kingscliff Pty Ltd, Soil and Water Management Plan for the Cudgen Lakes Sand Quarry, December 2023 (GKSWMP). Location described in Section 6.4.2 and Figure 6.3.	7	Water Quality Monitoring Point	Water Quality Monitoring Point	Dredge Pond North Spillway West - Identified as EPL 7 in the site map submitted to the EPA on 31 October 2023 (DOC23/1005480)	8	Water Quality Monitoring Point	Water Quality Monitoring Point	Dredge Pond North Spillway East - Identified as EPL 8 in the site map submitted to the EPA on 31 October 2023 (DOC23/1005480)	Cudgen Lakes Sand Quarry Environmental Monitoring - Groundwater	<p>As no surface water discharges have occurred, there is no monitoring records for Points 1 and 2 which are discharge points only.</p> <p>Groundwater monitoring has been undertaken in accordance with monitoring requirements at MB10, MB11 and MB15.</p>	Compliant	
EPA ID No	Type of monitoring Point	Type of Discharge Point	Location Description																																			
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JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
3 Limit Conditions						
L1 Pollution of waters						
8.	L1.1	Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.	Site interview Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water Cudgen Lakes Sand Quarry Environmental Monitoring - Groundwater	No pollution of waters has been identified during the audit period.	Compliant	
9.	L1.2	Exceedance of a quality limit specified in this licence for the discharge of TSS, pH or Oil and Grease from Point 1, 2 or 3 or a volume limit for discharge from Point 1, 2 or 3 is permitted if the discharge from Point 1, 2 or 3 occurs solely as a result of rainfall at the premises exceeding a total of 82.5millimetres over any consecutive five day period.	Site Inspection	No wet weather discharge occurred during the audit period. Floodwater entered the ponds in March 2025 and reported to recede naturally.	Compliant	
10.	L1.3	The licensee must take all practical measures to avoid or minimise TSS, pH etc. contained in wet weather discharges.	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water	No wet weather discharge occurred during the audit period. Monitoring of water quality in the dredge pond was conducted.	Not Triggered	
L2 Concentration Limits						
11.	L2.1	For each monitoring/discharge point or utilisation area specified in the table\> below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water	No wet weather discharge occurred during the audit period. Monitoring of water quality in the dredge pond conducted.	Not Triggered	
12.	L2.2	Where a pH quality limit is specified in the table, the specified percentage of samples must be within the specified ranges.	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water	No discharges occurred during the audit period.	Not Triggered	
13.	L2.3	To avoid any doubt, this condition does not authorise the pollution of waters by any pollutant other than those specified in the table\>.	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water	Noted. No incident occurred that caused material harm or pollution to waters during audit period.	Not Triggered	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No																								
14.	L2.4	<p>Water and/or Land Concentration Limits</p> <p>POINT 1,2</p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Units of Measure</th> <th>50 Percentile Conc. limit</th> <th>90 Percentile Conc. limit</th> <th>3DGM Conc. limit</th> <th>100 Percentile Conc. limit</th> </tr> </thead> <tbody> <tr> <td>Oil And Grease</td> <td>Visible</td> <td></td> <td></td> <td></td> <td>Nil</td> </tr> <tr> <td>pH</td> <td>pH</td> <td></td> <td></td> <td></td> <td>6.5-8.5</td> </tr> <tr> <td>TSS</td> <td>Mg/l</td> <td></td> <td></td> <td></td> <td>50</td> </tr> </tbody> </table>	Pollutant	Units of Measure	50 Percentile Conc. limit	90 Percentile Conc. limit	3DGM Conc. limit	100 Percentile Conc. limit	Oil And Grease	Visible				Nil	pH	pH				6.5-8.5	TSS	Mg/l				50	http://www.galeskingscliff.com.au/pdf/617_Monitoring_SurfaceWater.pdf	No discharges occurred during the audit period.	Compliant	
Pollutant	Units of Measure	50 Percentile Conc. limit	90 Percentile Conc. limit	3DGM Conc. limit	100 Percentile Conc. limit																									
Oil And Grease	Visible				Nil																									
pH	pH				6.5-8.5																									
TSS	Mg/l				50																									
L3 Waste																														
15.	L3.1	The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by the licence.	Site inspection and interview	No wastes were received to the Quarry during the reporting period covered by this audit.	Compliant																									
16.	L3.2	Virgin Excavated Natural Material (VENM) may be received at the premises for the purpose of land application.	Site inspection and interview	No VENM was received at the Quarry during the reporting period covered by this audit.	Not Triggered																									
L4 Noise limits																														
17.	L4.1	Noise from the premises where extraction is occurring (being Lot 2 DP 216705 and Lot 21 DP 1082482) must not exceed an L_{Aeq} (15 minute) noise emission criterion of 47 dB(A) between the hours of 7am to 10pm, and 44dB(A) between the hours of 630am to 7am, except as expressly provided by this licence.	<p>Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Thursday 9 August 2022</p> <p>Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 21 December 2023</p> <p>Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 20 December 2024</p> <p>2025?</p>	Noise monitoring results should that noise from the Quarry was generally not measurable/ distinguishable above background noise. Other noise sources such as traffic noise from Tweed Coast Road dominated background	Compliant																									

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
18.	L4.2	Noise from the premises where extraction is occurring (being Lot 2 DP 216705 and Lot 21 DP 1082482) is to be measured at: residences on privately owned land; and, locations specified in Section 7 (b) of Schedule 3 of Project Approval 75J Project Application 05_0103 dated 16 June 2009, to determine compliance with this condition.	Cudgen Lakes Sand Quarry Compliance Noise Monitoring Stockpiling and Screening Friday, 01 May 2020. Cudgen Lakes Sand Quarry Compliance Noise Monitoring Dredging Monday, 13 July 2020 Cudgen Lakes Sand Quarry Compliance Noise Monitoring Thursday 10 December 2020 Cudgen Lakes Sand Quarry Compliance Noise Monitoring Friday, 18 June 2021 Cudgen Lakes Sand Quarry Compliance Noise Monitoring August 2021 Cudgen Lakes Sand Quarry Compliance Noise Monitoring Tuesday 12 October 2021 Cudgen Lakes Sand Quarry Compliance Noise Monitoring Saturday 23 April 2022	Noise monitoring was conducted at the locations as identified in Schedule 3 of the Project Approval.	Compliant	
L5 Hours of operation						
19.	L5.1	This licence only allows activities to be carried out from the premises where extraction is occurring (being Lot 2 DP 216705 and Lot 21 DP 1082482) within the following times as follows: site establishment, sand or soil extraction by excavator, dry processing, product transport by road, other quarry related activities, maintenance (if audible at neighbouring residences)[Monday to Friday - 7am to 6pm, Saturday - 7am to 1pm, Sunday and Public Holidays - nil]; sand extraction by dredging and pumping to the processing plant, wet processing [Monday to Friday - 7am to 10pm, Saturday - 7am to 4pm, Sunday and Public Holidays - nil]; Sand extraction by dredging and pumping to fill sites [Monday to Friday - 7am to 6.30pm, Saturday - 7am to 1pm, Sunday and Public Holidays - nil]; operation of dredge to fill pipeline with water or pipeline flushing [Monday to Friday - 6.30am to 7pm, Saturday - 6.30am to 1.30pm, Sunday and Public Holidays - nil]; maintenance (if inaudible at neighbouring residences)[any day, any time].	Site interviews Site induction form.	All activities occurred within the approved hours.	Compliant	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
4 Operating Conditions						
O1 Activities must be carried out in a competent manner						
20.	O1.1	Licensed activities must be carried out in a competent manner. This includes: a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.		Only licensed activities was carried during the audit period. Activities were carried out in a competent manner. No incidents resulting in material harm to the environment had been identified.	Compliant	
O2 Maintenance of plant and equipment						
21.	O2.1	All plant and equipment installed at the premises or used in connection with the licensed activity: a) must be maintained in a proper and efficient condition; and b) must be operated in a proper and efficient manner.	Volvo 5500 Service Report 2/10/2025 Dragflow Pre-start Checklist 1/12/2025 KS-H&S-F0 Wash Plant Pre-start Checklist KS-H&S-F29 Maintenance schedule.	Verified Volvo Service history through Construction Equipment Telematic System. Sighted KS-H&S-F29 - Service/ Inspection Schedule for 2026. Servicing monitored via prestart inspections	Compliant	
O3 Dust						
22.	O3.1	The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.	Cudgen Lakes Sand Quarry Deposited Dust Monitoring 11/07/2017 to 24/05/2025.	Dust monitoring results were generally below the site annual average deposited dust criteria. Temporary stabilisation of soil bunding, topsoil stockpile and sections of processing area has been achieved through re-establishment of pasture grass. No dust related complaints or issues have been received.	Compliant	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
O4 Processes and management						
23.	O4.1	Any pond subject to dredging, or containing turbid water due to recent dredging must be maintained and operated to prevent discharges of any water from these ponds. A vegetated barrier must be used at all times to ensure that the active dredge and fines placement area / pond are isolated from stormwater drainage channels.	Site inspection	The grassed bunding surrounding the dredge pond prevents discharge of water from the pond. No discharges occurred during the audit period.	Compliant	
24.	O4.2	The licensee must maximise the diversion of run-on waters from lands upslope and around the site whilst land disturbance activities are being undertaken.	Site inspection	The grassed bunding surrounding the dredge pond prevents the inflow of surface water (except in flood events).	Compliant	
25.	O4.3	The licensee must ensure that sampling point(s) for water discharged from the Dredge Pond(s) and Sediment Dam are provided and maintained in an appropriate condition to permit: <ul style="list-style-type: none"> c) the clear identification of each Dredge Pond and Sediment Dam and discharge point(s); d) the collection of representative samples of the water discharged from the Dredge Pond(s) and Sediment Dam; and e) access to the sampling point(s) at all times by an authorised officer of the EPA. 	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water	Access to the dredge pond was maintained throughout the audit period except in periods of flooding. Discharge points for the Dredge Pond and Sediment Dam not clearly identified on site. Recommendation: Signs should be installed to clearly identify each Dredge Pond and Sediment Dam and discharge point.	Not Compliant	NC-18
26.	O4.4	All liquid chemicals, fuels and oils must be stored in tanks or containers inside suitable bund(s). Bunds are to be designed, constructed and maintained in accordance with AS1940-2004 Storage and Handling of Flammable and Combustible Liquids.	Site inspection	No diesel or other chemicals stored on site during the audit period. It was reported that all servicing was undertaken by contractors who were required to provide and remove all oils and wastes.	Not Triggered	
O5 Other operating conditions						
27.	O5.1	The licensee must assess and manage any acid sulfate soil (ASS) and potential acid sulfate soil (PASS) in accordance with the 1998 <i>Acid Sulfate Soils Manual</i> published by the NSW Acid Sulfate Soil Management Advisory Committee (ASSMAC).	Soil and water Management Plan, Version 4b, May 2021 Site inspection and interview	Activities to date have been undertaken in accordance with the Acid Sulfate Soil Management Plan. No land-based extraction of sand was undertaken.	Compliant	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
5. Monitoring and Recording Conditions						
M1 Monitoring records						
28.	M1.1	The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.	http://www.galeskingscliff.com.au	The monitoring records have been retained as required. Monitoring records were posted on the project website.	Compliant	
29.	M1.2	All records required to be kept by this licence must be: a) in a legible form, or in a form that can readily be reduced to a legible form; b) kept for at least 4 years after the monitoring or event to which they relate took place; and c) produced in a legible form to any authorised officer of the EPA who asks to see them.	http://www.galeskingscliff.com.au	Monitoring has been retained in a legible form for more than 4 years. No requests from an EPA officer were received. Monitoring records were posted on the project website.	Compliant	
30.	M1.3	The following records must be kept in respect of any samples required to be collected for the purposes of this licence: a) the date(s) on which the sample was taken; b) the time(s) at which the sample was collected; c) the point at which the sample was taken; and d) the name of the person who collected the sample.	http://www.galeskingscliff.com.au HMC Environmental Monitoring Pty Ltd field sheets.	Field sheets completed during sampling events contain required information.	Compliant	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
M2 Requirement to monitor concentration of pollutants discharged						
31.	M2.1	For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water Cudgen Lakes Sand Quarry Environmental Monitoring - Groundwater	Monitoring undertaken in accordance with these requirements. Monitoring records were posted on the project website. No sampling had occurred at Point 5 (MB10) due to the bore being damaged during construction works. Recommendation: It was reported that MB10 had been replaced in December 2025. Sampling of MB10 should be included in future monitoring rounds.	Not Compliant	NC-08
32.	M2.2	Water and/ or Land Monitoring Requirements. POINT 1,2 POINT 4,5,6	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water Cudgen Lakes Sand Quarry Environmental Monitoring - Groundwater	All required analytes were sampled at least at the frequency required using in situ methods. It is noted that, as no discharges occurred, no sampling was required from Point 1 or 2. Monitoring records were posted on the project website.	Compliant	
33.	M2.3	Special Frequency 1 means: sampling once <24 hours prior to; and, sampling the discharge daily during, each discharge event arising from rainfall of less than 82.5mm falling in total over a period of up to five days duration.	http://www.galeskingscliff.com.au	No controlled discharge has occurred from the site.	Compliant	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
M3 Testing methods - concentration limits						
34.	M3.1	Subject to any express provision to the contrary in this licence, monitoring for the concentration of a pollutant discharged to waters or applied to a utilisation area must be done in accordance with the Approved Methods Publication unless another method has been approved by the EPA in writing before any tests are conducted.	Monitoring records were posted on the project website. http://www.galeskingscliff.com.au	Reported that no discharges or application of water occurred during the reporting period. Water testing by HMC.	Compliant	
M4 Environmental Monitoring						
35.	M4.1	The licensee is required to install and maintain a rainfall depth measuring device.	Site inspection	Manual rainfall gauge installed on site (previous automatic weather station failed). Meteorological monitoring was obtained from the Bureau of Meteorology's Coolangatta Station No. 040717.	Compliant	
36.	M4.2	Rainfall at the premises must be measured and recorded in millimetres per 24 hour period, at the same time each day. Note: The rainfall monitoring data collected in compliance with Condition M4.2 can be used to determine compliance with L1.2.	Site inspection Annual Review for the Cudgen Lakes Sand Quarry 1 July 2022 to 30 June 2023 Annual Review for the Cudgen Lakes Sand Quarry 1 July 2023 to 30 June 2024 Annual Review for the Cudgen Lakes Sand Quarry 1 July 2024 to 30 June 2025	Meteorological monitoring was undertaken in accordance with the Environmental Monitoring Program utilising an on-site rain gauge and the Bureau of Meteorology's Coolangatta Station No. 040717. Rainfall data was included in Section 6.2 of the Annual Review. Records of daily rainfall from the on-site rain gauge were not available. Recommendation: The site rainfall gauge should be checked at the same time each day and a record of the rainfall for the previous 24 hours documented.	Not Compliant	NC-19

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
M5 Recording of pollution complaints						
37.	M5.1	The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.	http://www.galeskingscliff.com.au	Complaint register available on the website. No complaints were received during the audit period.	Compliant	
38.	M5.2	The record must include details of the following: the date and time of the complaint; a) the method by which the complaint was made; b) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect; c) the nature of the complaint; d) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and e) if no action was taken by the licensee, the reasons why no action was taken.	http://www.galeskingscliff.com.au KS-H&S-F-19 Incidents, Issues Concerns and Complaints Register.	KS-H&S-F-19 Incidents, Issues Concerns and Complaints Register. – includes facility to record all required information. Complaint register available on the website. No complaints have been received during the audit period.	Compliant	
39.	M5.3	The record of a complaint must be kept for at least 4 years after the complaint was made.	http://www.galeskingscliff.com.au Complaint Report No.1 24/07/2020	Complaint register available on the website only noted one complaint. Complaint report available on site. Records maintained electronically indefinitely.	Compliant	
40.	M5.4	The record must be produced to any authorised officer of the EPA who asks to see them.	http://www.galeskingscliff.com.au Complaint Report No.1 24/07/2020	Complaint report readily available in site office. Complaint register on website.	Compliant	
M6 Telephone complaints line						
41.	M6.1	The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.	project website: http://www.galeskingscliff.com.au	Telephone Complaints Line for the Cudgen Lakes Sand Extraction Project is 0414 322 455 Displayed at site entry and on Gales Kingscliff Sands Website.	Compliant	
42.	M6.2	The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.	http://www.galeskingscliff.com.au/pdf/617/ComplaintsRegister.pdf	Cudgen Lakes complaints phone number provided on Gales Kingscliff Sands Website.	Compliant	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
43.	M6.3	The preceding two conditions do not apply until 3 months after: the date of the issue of this licence.		The licence was issued 18/11/2005 (i.e. more than 3 months prior).	Compliant	
6 Reporting Conditions						
R1 Annual return documents						
44.	R1.1	The licensee must complete and supply to the EPA an Annual Return in the approved form comprising: 1. a Statement of Compliance; and 2. a Monitoring and Complaints Summary. 3. Statement of Compliance - Licence Conditions, 4. a Statement of Compliance - Load based Fee, 5. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan, 6. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and 7. a Statement of Compliance - Environmental Management Systems and Practices. At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.	https://apps.epa.nsw.gov.au/prpoeoapp/Detail.aspx?instid=12385&id=12385&option=licence&searchrange=licence&range=POEO%20licence&prp=no&status=Issued	Completed Annual Returns were posted on the POEO Register.	Compliant	
45.	R1.2	An Annual Return must be prepared in respect of each reporting period, except as provided below.	https://apps.epa.nsw.gov.au/prpoeoapp/Detail.aspx?instid=12385&id=12385&option=licence&searchrange=licence&range=POEO%20licence&prp=no&status=Issued	Completed Annual Returns were posted on the POEO Register.	Compliant	
46.	R1.3	Where this licence is transferred from the licensee to a new licensee: a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.		The licence has not been transferred.	Not Triggered	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
47.	R1.4	Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on: <ul style="list-style-type: none"> a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or b) in relation to the revocation of the licence - the date from which notice revoking the licence operates. 	.	The licence has not been surrendered	Not Triggered	
48.	R1.5	The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').	https://apps.epa.nsw.gov.au/prpoeoapp/Detail.aspx?instid=12385&id=12385&option=licence&searchrange=licence&range=POEO%20licence&prp=no&status=Issued	Completed Annual Returns were posted on the POEO Register. 2022-2023 – Submitted 29/08/2023 2023-2024 submitted 28/08/2024 2024-2025 Submitted 21/08/2025	Compliant	
49.	R1.6	The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.	https://apps.epa.nsw.gov.au/prpoeoapp/Detail.aspx?instid=12385&id=12385&option=licence&searchrange=licence&range=POEO%20licence&prp=no&status=Issued	Copies of annual returns retained for more than 4 years.	Compliant	
50.	R1.7	Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by: <ul style="list-style-type: none"> a) the licence holder; or b) by a person approved in writing by the EPA to sign on behalf of the licence holder. <p>Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.</p> <p>Note: An application to transfer a licence must be made in the approved form for this purpose.</p>	https://apps.epa.nsw.gov.au/prpoeoapp/Detail.aspx?instid=12385&id=12385&option=licence&searchrange=licence&range=POEO%20licence&prp=no&status=Issued	The Annual Returns were signed by the licence holder.	Compliant	
R2 Notification of environmental harm						
51.	R2.1	Notifications must be made by telephoning the Environment Line service on 131 555.		No environmental harm occurred during the audit period.	Not Triggered	
52.	R2.2	The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.		No environmental harm occurred during the audit period.	Not Triggered	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.				
R3 Written report						
53.	R3.1	Where an authorised officer of the EPA suspects on reasonable grounds that: a) where this licence applies to premises, an event has occurred at the premises; or b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence, and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.		No requests received.	Not Triggered	
54.	R3.2	The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.		No requests received.	Not Triggered	
55.	R3.3	The request may require a report which includes any or all of the following information: a. the cause, time and duration of the event; b. the type, volume and concentration of every pollutant discharged as a result of the event; c. the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; d. the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;		No requests received.	Not Triggered	

JHC No.	No	EPL Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<ul style="list-style-type: none"> e. action taken by the licensee in relation to the event, including any follow-up contact with any complainants; f. details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and g. any other relevant matters. 				
56.	R3.4	The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.		No requests received.	Not Triggered	
7 General Conditions						
G1 Copy of licence kept at the premises or plant						
57.	G1.1	A copy of this licence must be kept at the premises to which the licence applies.	Site inspection	<p>Licence available in site office and was posted on project website. http://www.galeskingscliff.com.au/pdf/EPL_12385.pdf</p>	Compliant	
58.	G1.2	The licence must be produced to any authorised officer of the EPA who asks to see it.		The licence was readily available on site.	Not Triggered	
59.	G1.3	The licence must be available for inspection by any employee or agent of the licensee working at the premises.		<p>A copy is retained within the on-site document folder during operation period and is posted on operator's website. http://www.galeskingscliff.com.au/pdf/EPL_12385.pdf</p>	Compliant	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
APPENDIX 2 - STATEMENT OF COMMITMENTS						
1. Sand Extraction and Processing						
1.	1.1	1.1 Ensure terminal extraction batters are formed no steeper than 1:3 (V: H) (excludes stabilised backfilled final landform batters).		No terminal batters have yet been formed.	Not Triggered	
2. Waste Management						
2.	2.1	Dispose all recyclables and general waste in appropriate waste receptacles.	Site Inspection	Recyclable and general waste bins provided (Council collected).	Compliant	
3.	2.2	Use non-saleable oversize materials for final landform creation / return to the extraction area.	Site Inspection	Non-saleable material stored on site for landform creation	Not Triggered	
4.	2.3	Intern any oversize materials suspected of being acid generating so they settle beneath at least 8m of water.	Site Interview	Reported that no oversize materials suspected of being acid generating encountered	Not Triggered	
3. Rehabilitation						
5.	3.1	Progressively backfill selected finalised sections of the southern extraction pond to create wetland areas.		Not yet triggered as backfilling has not yet commenced.	Not Triggered	
6.	3.2	Stabilise all earthworks and disturbed areas no longer required for Quarry-related activities in order to minimise erosion and sedimentation, dust lift-off and to reduce visual intrusion.	Site Inspection	Pasture has been established on the surface of the bund walls. Exposed areas were required for quarry activities.	Compliant	
7.	3.3	Cross-rip all unsealed roads and remove all buildings and structures not required for the final land use.		Not yet triggered.	Not Triggered	
4. Flooding and Drainage						
8.	4.1	Construct and maintain shallow spillways (approximate elevation 1.3m AHD) within the bunds	Site Inspection	Spillways have been constructed at the eastern and western extent of the	Compliant	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		surrounding the extraction pond at the eastern and western extent of the bunding.		bunding as seen during the site inspection		
9.	4.2	Remove sections of bunding once floodwaters have peaked to allow floodwaters trapped behind the bunds to drain freely to the western drainage channel as the flood recedes.	Site Interview	Not required. Floodwaters reported receded on their own accord.	Not Triggered	
10.	4.3	Maintain drainage paths outside of the bunded and filled areas to allow floodwaters to drain freely.	Site inspection	Drainage paths were generally clear.	Not Triggered	
11.	4.4	Prepare a flood evacuation plan to ensure that personnel respond appropriately to a warning of an imminent Tweed River overbank flood.	Flood Evacuation Plan, Version 3, 20/04/2020	Flood Evacuation Plan developed	Compliant	
12.	4.5	Realign the western drainage channel within the Altona Road reserve to provide an equivalent or more efficient drain.		Altona Road has not yet been realigned.	Not Triggered	
5. Groundwater						
13.	5.1	Adjust sand extraction rates to ensure that groundwater drawdown levels remain within the predicted limits.		Monitored through continuous monitoring of water levels in bores. No exceedance of the groundwater level drawdowns has occurred.	Compliant	
14.	5.2	Install a height gauge within the extraction pond so that water levels can be monitored daily to m AHD.	Site inspection	A height gauge had been installed in the dredge pond. Water height recorded on the Dredge pre-start checklist	Compliant	
15.	5.3	Continue groundwater monitoring following the cessation of extraction and placement of VENM.		Extraction continuing	Not Triggered	
16.	5.4	Compile an annual summary of all monitoring results and forward to Water NSW as part of the Annual Review for the site.		A detailed monitoring summary has been included as part of this Annual Review which has been provided to Water NSW.	Compliant	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
17.	5.5	Consult with each likely affected landowner and investigate complaints of poor water quality in neighbouring dams/bores.	Potentially affected landholders have previously been consulted. No issues or complaints arose during the audit period.	Verified previous audit	Not Triggered	
18.	5.6	Negotiate an agreement with each affected landholder in the event water quality or quantity is adversely affected to either: <ul style="list-style-type: none"> · deepen the existing bore or install a replacement bore; · pay a cash compensation equal to the assessed cost of deepening the bore; · provide an alternative water supply, such as from the extraction ponds or groundwater bore registered to the Proponent; or · provide an appropriately sized rainwater storage tank to enhance property water storage. 		No landholders have been adversely affected to date.	Not Triggered	
19.	5.7	Implement the provision of an alternative water supply or other agreed compensation.		No landholders have been adversely affected to date.	Not Triggered	
20.	5.8	Provide copies of any negotiated agreements to the Department of Planning and Department of Water and Energy for their records.	The signed agreement with R.W. Julius has been provided to DPE and Water NSW on 28/08/2017.	Verified previous audit	Compliant	
6. Surface Water						
21.	6.1	Reduce sand extraction and temporarily cease VENM placement if a significant deterioration in extraction pond water quality occurs, until the source is identified and appropriate amelioration measures are implemented.	Cudgen Lakes Sand Quarry - Environmental Monitoring – Groundwater Cudgen Lakes Sand Quarry - Environmental Monitoring - Surface Water	No significant deterioration in extraction pond water quality had been identified	Compliant	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
22.	6.2	Regularly monitor surface water to provide an accurate assessment of the adequacy of practices implemented as part of the operation.	Cudgen Lakes Sand Quarry - Environmental Monitoring - Surface Water	Monitoring data reported to be reviewed upon receipt. No significant impact on surface water quality identified.	Compliant	
7. Acid Sulphate Soils and Sediments, Soil Contamination and Agricultural Suitability						
23.	7.1	Convey return water (from both the wash plant and fill sites) in a manner which ensures fines / silts remain in suspension and do not settle in the return pipelines. If a pipeline is not used, undertake sluicing in a manner that ensures turbulent flow and sufficient velocity to prevent the deposition of fines material within the drainage line.	Site Inspection	Pipeline used. Process had been implemented to minimise risk of fines settling in pipes.	Compliant	
24.	7.2	Do not extract residual clay material from the base of the sand resource.	Site Inspection	Extraction operations to date have remained well above the expected residual marine clays. No dredging has occurred below - 20mAHD.	Not Triggered	
25.	7.3	Ensure a suitably qualified or trained person assesses imported material (VENM) in accordance with the ASSMAC guidelines and confirms its classification as VENM prior to acceptance at the Quarry Site.		No VENM imported during the current audit period.	Not Triggered	
26.	7.4	Place VENM (b) received at the premises which is intended to be dredged or interned at the base of the extraction pond within the nominated period.		No VENM (b) material received on site.	Not Triggered	
27.	7.5	Retain records of monitoring together with the application rates of the alkaline amendment used as neutralising agents. Provide these records to statutory authorities upon request.		No VENM (b) material received on site.	Not Triggered	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
28.	7.6	Obtain documentation for each truck load of VENM (b) received at the Quarry Site that demonstrates that the excavation of VENM (b) and its transport and handling has been conducted in accordance with the NSW ASS Manual to prevent the generation of acid.		No VENM (b) material received on site.	Not Triggered	
29.	7.7	Retain documentation for each truck load of VENM(b) received at the site which indicates: <ul style="list-style-type: none"> · the details of the originating site (name, address, owner and developer, contact details); · the details of the transportee (name, address, contact details, vehicle registration); · date and time of the extraction of the VENM(b); · pH of the VENM(b) at the time of its extraction, and at the time immediately prior to its placement underwater; and · The name of the person (certified practicing soil scientist) who assessed the material and classified it as VENM (b). 		No VENM (b) material received on site.	Not Triggered	
30.	7.8	Ensure verification of neutralising agent application volumes and verification results are available.		No VENM (b) material received on site.	Not Triggered	
31.	7.9	Treat any acid sulphate material excavated on site at determined rates prior to use in earthen bunds or for rehabilitation.		No VENM (b) material received on site.	Not Triggered	
32.	7.1	Collect and analyse samples of acid sulphate soil material that is to be recovered through excavation (i.e. not dredged) and is not to be washed using a hydro cyclone (or similar).		No analysis of samples required.	Not Triggered	

AUDIT CHECKLIST – Statement of Commitments
Project: Cudgen Lakes Sand Quarry

James Hart Consulting
Date: 3 December 2025

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
33.	7.11	Incorporate an alkaline amendment into the excavated acid sulphate material at the calculated rate (based on the results of sampling).		No treatment of ASS has been required.	Not Triggered	
34.	7.12	Complete the validation sampling of treated material in accordance with the approved Acid Sulphate Soil Management Plan.		No treatment of ASS has been required.	Not Triggered	
35.	7.13	Construct bunding around the extraction and processing areas to control drainage.	Site inspection	Bunding has been constructed around the dredge pond.	Compliant	
36.	7.14	Ensure all surface water and runoff from the extraction and processing areas drains or is pumped into the extraction ponds.		All water within the active extraction area is internally draining. The processing area will be drained back into the extraction area.	Compliant	
37.	7.15	Audit the effectiveness of the operational safeguards and monitoring by an external environmental consultant.	HMC Audit Report 31/08/2018.	HMC previously completed an audit of the acid sulphate soil monitoring and management. Verified previous audit. No further audit was required during the reporting period. HMC Audit Report 31/08/2018.	Compliant	
38.	7.16	Test the pH of the water into which the VENM (b) is placed to ensure it is not less than 6.5 at any time.		Importation of VENM (b) has not yet commenced.	Not Triggered	
39.	7.17 & 7.18	Undertake monitoring in accordance with the approved Acid Sulphate Soil Management Plan in relation to VENM (b) receipt and processing / internment.		Importation of VENM (b) has not yet commenced.	Not Triggered	
40.	7.19	Test the pH of the VENM (b) immediately prior to under-water disposal / backfilling to ensure the pH is not less than 5.5.		Importation of VENM (b) has not yet commenced.	Not Triggered	
41.	7.2	Undertake internal environmental audits of VENM (b) receipt and treatment during the initial stages of the		Importation of VENM (b) has not yet commenced.	Not Triggered	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		operation to ensure appropriate treatment is being conducted and records are up to date.				
42.	7.21	Complete the following in the event that validation or monitoring criteria are exceeded for any extracted materials. <ul style="list-style-type: none"> · Test the acid neutralising capacity of the material. · Incorporate alkaline amendments at the appropriate rate if the measured acid neutralising capacity is insufficient to neutralise the existing and potential acidity. · Undertake validation testing following treatment and apply additional alkaline amendments as required. Repeat process until compliance with action criteria is met. 		Importation of VENM (b) has not yet commenced.	Not Triggered	
43.	7.22	Terminate VENM (b) receipt at the premises if the pH of the water falls below accepted levels, until approval to continue is received in writing from the DECC (EPA).		Importation of VENM (b) has not yet commenced.	Not Triggered	
44.	7.23	Complete the following in the event monitoring criteria are exceeded for imported VENM (b). <ul style="list-style-type: none"> · Test the acid neutralising capacity of the material. · Incorporate alkaline amendments at the appropriate rate if the measured acid neutralising capacity is insufficient to neutralise the existing and potential acidity. · Undertake validation testing following treatment and apply additional alkaline amendments as required. Repeat process until compliance with action criteria is met. 		Importation of VENM (b) has not yet commenced.	Not Triggered	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
45.	7.24	Undertake the following as soon as possible after becoming aware that any waste/material accepted at the premises is not VENM. · Notify the EPA in writing. · Remove the material/waste from the premises and dispose of it at a facility licensed to take such waste.		No VENM imported during the current audit period	Not Triggered	
46.	7.25	Implement a procedure to audit all further incoming loads from that waste origin site prior to accepting any further waste, until such time as the results of such audits demonstrate that the waste origin site's screening and assessment procedures have been corrected to prevent further miss-classification of waste.		No VENM imported during the current audit period	Not Triggered	
47.	7.26	Introduce hydrated lime at the appropriate rate if the extraction pond water quality fails accepted levels and ensure target pH level of 6.5 is not “overshot” leading to severely alkaline conditions (pH>9.0).		No VENM imported during the current audit period.	Not Triggered	
8. Flora and Fauna						
48.	8.1	Progressively rehabilitate completed works within the Quarry Site to maximise cover of native vegetation in appropriate areas and minimise opportunities for erosion and weed invasion.		No final areas have become available for rehabilitation. Temporary rehabilitation has been completed on the bund walls and topsoil stockpile using pasture species thereby minimising potential erosion and weed invasion.	Not Triggered	
49.	8.2	Define and clearly mark vegetation for retention prior to the commencement of site establishment to ensure that native vegetation clearing is confined only to those areas required.		Commitment relates to the pipeline corridors, principally the section of the eastern corridor east of Tweed Coast	Not Triggered	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				Road – the pipelines have not yet been installed in that location.		
50.	8.3	Control noxious weeds on the Quarry Site.		No records of weed management available. Recommendation: Gales-Kingscliff should implement the weed control program as documented in Section 3.3.7 of the Rehabilitation Management Plan	Not Compliant	NC-20
51.	8.4	Place pipelines within pipeline corridors so as to avoid the need to clear trees or shrubs, wherever possible.	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020.	No native tree species were disturbed as a result of the pipeline to the Cudgen Heights fill site.	Compliant	
52.	8.5	Utilise local native plant species recommended by Idyll Spaces (2008) for rehabilitation and landscaping within and adjacent the final lake (Note: vegetation set back from the final lake would reflect the specific land use – e.g. sporting fields, gardens, etc.).	Site Inspection	No final areas have become available for rehabilitation.	Not Triggered	
53.	8.6	Undertake replacement planting of the same tree species within the same area in the unlikely event that a small number of trees are required to be removed for the laying of the pipelines.	Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020.	No native tree species were disturbed as a result of the pipeline to the Cudgen Heights fill site.	Not Triggered	
9. Aquatic Ecology						
54.	9.1	During the realignment of the western drainage channel as part of the realignment of Altona Road. – maintain the original connection to other upstream and downstream drainage channels; – avoid stranding native fish and, where possible, relocate them to similar habitat;		Altona Road has not yet been realigned.	Not Triggered	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
		<ul style="list-style-type: none"> – ensure fish free passage through the channel is made available where permanent crossings are to be constructed (e.g. access road crossings); and – consult with DPI – Fisheries officers during the realignment process. 				
55.	9.2	Create wetlands along finalised sections of the extraction pond in accordance with the approved Landscape Management Plan.		No final batters have been constructed.	Not Triggered	
56.	9.3	Undertake frequent and regular monitoring of temperature, dissolved oxygen, nutrients, colour and concentrations of blue-green algae.	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water, 25/11/2025.	Monitoring of surface water has been undertaken	Compliant	
57.	9.4	Obtain samples and readings from the dredge pond in accordance with the approved Blue Green Algae Management Plan.	Cudgen Lakes Sand Quarry Environmental Monitoring - Surface Water, 22/08/2022.	The approved Blue-Green Algal Management Plan requires monitoring at a central location and two edge locations. This was undertaken during the reporting period.	Compliant	
10. Traffic and Transport						
58.	10.1	No vehicles permitted to turn right from Crescent Street to Tweed Coast Road. (Note: Light vehicles travelling south from the Quarry Site would be directed to travel on Crescent Street/Cudgen Road.	Drivers Code of Conduct Driver Induction records	Requirements included in Drivers Code of Conduct	Compliant	
59.	10.2	No heavy vehicles to turn right from Altona Road to Crescent Street.	Drivers Code of Conduct Driver Induction records	Requirements included in Drivers Code of Conduct	Compliant	
60.	10.3	Weigh all product trucks using the on-site weighbridge or other suitable weigh system and ensure all RMS weight restrictions are adhered to.		Front end loader equipment with bucket scales which were used to weight truck loads.	Compliant	
61.	10.4	Inform all truck drivers and staff of road rules, speed restrictions and considerate driving practices.	Truck driver inductions	Requirements communicated at truck driver inductions	Compliant	

AUDIT CHECKLIST – Statement of Commitments
 Project: Cudgen Lakes Sand Quarry

James Hart Consulting
 Date: 3 December 2025

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
62.	10.5	Ensure all drivers are aware of all relevant operational hours.	Truck driver inductions	Requirements communicated at truck driver inductions	Compliant	
63.	10.6	Undertake mechanical road sweeping of Altona Road and site access roads.		Road sweeping had been conducted prior to the installation of the wheel wash and shaker. Installation of wheel wash and shaker grid has negated the requirement for road sweeping. During the site inspection, no material was being tracked offsite.	Compliant	
64.	10.7	Cover all product loads to reduce dust lift off.	Site inspection	Verified during site inspection. All trucks sighted leaving the site had their loads covered.	Compliant	
65.	10.8	Realign Altona Road in accordance with DA 05/1450 (or other applicable development consent).		realignment of Altona Road not required at this stage of the project.	Compliant	
66.	10.9	Implement appropriate management controls including the use of warning signs and manual traffic control during the laying of pipelines adjacent to Tweed Coast Road and during the under boring of the road crossings.		The pipelines have not yet been installed.	Not Triggered	
67.	10.1	Establish a telephone complaints line to enable any traffic-related incidents, unsafe operation or general concern to be reported. Investigate all complaints and act decisively on substantiated incidents.		A telephone complaints line has been established. Records show complaints received had been investigated and addressed	Compliant	
68.	10.11	Implement a truck driver's code of conduct required to be signed by all Company employed or contracted truck drivers. The code will outline each truck driver's responsibility and the process to be undertaken in the event of a complaint.	TMP Appendix 2 – Drivers Code of Conduct Driver induction records 2022.	Drivers Code of Conduct communicated at driver inductions.	Compliant	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
11. Noise						
69.	11.1	Fit all mobile vehicles on the site with broadband type reversing beepers or alternative safety devices such as strobe lights and / or cameras.	Site inspection	Verified during site inspection	Not Triggered	
70.	11.2	Regularly service all equipment on site.	Volvo 5500 Service Report 2/10/2025 Dragflow Pre-start Checklist 1/12/2025 KS-H&S-F0 Wash Plant Pre-start Checklist KS-H&S-F29 Maintenance schedule.	Verified Volvo Service history through Construction Equipment Telematic System. Sighted KS-H&S-F29 - Service/ Inspection Schedule for 2026. Servicing monitored via prestart inspections	Compliant	
71.	11.3	Maintain the internal road network to an acceptable standard to limit body noise from empty trucks.	Site inspection	Internal roads had been maintained.	Compliant	
72.	11.4	Undertake a monitoring program to demonstrate that noise emissions from the Quarry Site are within the Quarry specific noise limits at the surrounding assessment locations.	Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Thursday 9 August 2022 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 21 December 2023 Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 20 December 2024	Noise monitoring conducted, with results identifying that noise from the Quarry was generally not measurable/ distinguishable above background noise. Other noise sources such as traffic noise from Tweed Coast Road dominated background. Noise Management Plan requires Monitoring to demonstrate compliance with the applicable noise criteria will be undertaken on a quarterly basis for up to 2 years / up to eight occasions and then on an annual basis thereafter.	Compliant	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
73.	11.5	Regularly review the extent of noise monitoring throughout the life of the Project to ensure meaningful data is being collected.	<p>Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Thursday 9 August 2022</p> <p>Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 21 December 2023</p> <p>Cudgen Lakes Sand Quarry Compliance Noise Monitoring, Craig Hill Acoustics, Friday 20 December 2024</p>	<p>Noise monitoring results should that noise from the Quarry was generally not measurable/ distinguishable above background noise.</p> <p>Other noise sources such as traffic noise from Tweed Coast Road dominated background</p>	Compliant	
12. Air Quality						
74.	12.1	Install water sprays or other suitable controls to minimise dusts generated during screening and dry processing.	Site Inspection	Wet screening process utilised.	Compliant	
75.	12.2	Undertake progressive rehabilitation / stabilisation of available areas of disturbance (e.g. finalised sections or backfilled areas of the extraction ponds).	Site Inspection	No final rehabilitation areas have become available. Notwithstanding, disturbed areas have been temporarily rehabilitated to pasture.	Compliant	
76.	12.3	Clean accumulated tracked road mud, dry dusts, sand or spillages on Altona Road using a street sweeper.	Site inspection	<p>Site inspection found that the site was generally covered with grass and stabilised.</p> <p>Wet processing operation.</p> <p>Irrigation sprays had been installed for truck access road to minimise dust generation.</p> <p>No dust generation sighted.</p> <p>Noted that a wheel wash and shaker grid was provided at the site exit.</p>	Compliant	

AUDIT CHECKLIST – Statement of Commitments
 Project: Cudgen Lakes Sand Quarry

James Hart Consulting
 Date: 3 December 2025

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
				Site entry sealed to reduce the potential for offsite migration of fines.		
77.	12.4	Cover product trucks loads to prevent wind-borne losses and spillages.	Site inspection	All trucks sighted during the site inspection had their loads covered	Compliant	
78.	12.5	Undertake monitoring in accordance with the Air Quality Monitoring Program.	Cudgen Lakes Sand Quarry Deposited Dust Monitoring 11/07/2017 to 21/05/2025.	<p>Deposited dust monitoring has not been undertaken between January 2018 and April 2020, i.e. during non-operational periods. This was amended in the updated AQMP, however, approval of the updated AQMP was received in June 2020.</p> <p>This issue was raised in the previous audit with actions approved by the Secretary. No further action required.</p> <p>Air quality monitoring has been conducted in accordance with the AQMP since April 2020.</p>	Compliant	
79.	12.6	Annually review the dust monitoring program to ensure that the data being collected is meaningful.	<p>Annual Review for the Cudgen Lakes Sand Quarry 1 July 2022 to 30 June 2023</p> <p>Annual Review for the Cudgen Lakes Sand Quarry 1 July 2023 to 30 June 2024</p> <p>Annual Review for the Cudgen Lakes Sand Quarry 1 July 2024 to 30 June 2025</p>	Annual review of the dust monitoring program undertaken as part of the Annual Review.	Compliant	
80.	12.7	Ensure the screening and blending plant does not exceed a daily average processing rate greater than 100tph.	Site inspection and interview	Dry processing operations have not yet commenced.	Not Triggered	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
13. Aboriginal Heritage						
81.	13.1	Invite Aboriginal stakeholders to observe during the burying of the pipelines within the northern pipeline corridor.		The pipelines have not yet been installed within the northern pipeline corridor.	Not Triggered	
82.	13.2	Stop works at and adjacent to any Aboriginal sites or relics, if found.		No Aboriginal sites have been identified.	Not Triggered	
83.	13.3	Contact the regional archaeologist of the Coffs Harbour OEH and relevant Aboriginal Stakeholders if any Aboriginal sites or relics, if found.		No Aboriginal sites have been identified.	Not Triggered	
84.	13.5	Complete inductions and training in accordance with the approved Aboriginal Cultural Heritage Management Plan.	Verified previous audit	The Quarry Operator has previously been 'inducted' by the Tweed LALC.	Compliant	
85.	13.6	Undertake consultation with Aboriginal representatives in relation to the ongoing management of identified items of Aboriginal heritage.		No Aboriginal sites have been identified.	Not Triggered	
14. Visibility						
86.	14.1	Construct a 2m high bund on the eastern and southern perimeter of the processing area and plant with native shrub species.	Site Inspection Cudgen Lakes Sand Quarry Independent Environmental Audit, AQUAS, 25/02/2020.	Verified previous audit	Compliant	
87.	14.2	Progressively rehabilitate the Quarry Site such that non-vegetated areas would be minimised.	Site inspection.	Site inspection was conducted as part of this audit most the areas were covered with grass with only the processing area was exposed.	Compliant	
88.	14.3	Maintain the Quarry Site in a clean and tidy condition at all times.	Site Inspection	The Quarry Site is maintained in a clean and tidy condition.	Compliant	

JHC No.	SoC No	SoC Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor	Issue No
89.	14.4	Position and direct floodlights or other lighting to minimise light emissions, with lighting not required at any given time not used.	Site Inspection	<p>During site inspection four light were sighted which provided lighting around the office and processing areas. Lights were directed toward the ground.</p> <p>The site was screened with vegetation.</p> <p>No complaints have been received in relation to site lighting.</p>	Compliant	

ID No.	Condition No.	WAL Requirement	Audit Evidence	Audit Findings / Recommendation	Basis
Take of water					
1	MW0604-00001	Water allocations remaining in the account for this access licence must not be carried over from one water year to the next water year.		Water allocations have not been carried over.	Compliant
2	MW0603-00001	The total volume of water taken under this access licence in any water year must not exceed a volume equal to: A. the sum of water in the account from the available water determination for the current year, plus B. the net amount of water assigned to or from the account under a water allocation assignment, plus C. any water re-credited by the Minister to the account.	Annual Review for the Cudgen Lakes Sand Quarry 1 July 2022 to 30 June 2023 Annual Review for the Cudgen Lakes Sand Quarry 1 July 2023 to 30 June 2024 Annual Review for the Cudgen Lakes Sand Quarry 1 July 2024 to 30 June 2025	Water take is included in Section 7.1 of the Annual Reviews. Water take estimated to be comprised from the following components. <ul style="list-style-type: none"> Quantity of sand removed from below the water table (conservatively assume 10% water loss through incorporation into products Water utilised for dust suppression Water take 2022-2023 – 135.4ML Water Take 2023-2024 – 141.9ML Water Take 2024-2025 – 142.63ML	Compliant
Monitoring and recording					
3	MW2338-00001	The completed logbook must be retained for five (5) years from the last date recorded in the logbook.	Annual Review for the Cudgen Lakes Sand Quarry 1 July 2022 to 30 June 2023 Annual Review for the Cudgen Lakes Sand Quarry 1 July 2023 to 30 June 2024 Annual Review for the Cudgen Lakes Sand Quarry 1 July 2024 to 30 June 2025	Water access licence is for water taken during dredging activities, which is returned to the dredge pond. Records of material dredged retained, from which water take is calculated.	Compliant
4	MW2336-00001	The purpose or purposes for which water is taken, as well as details of the type of crop, area cropped, and dates of planting and	Sie inspection	Water taken as a result of sand extraction only.	Compliant

ID No.	Condition No.	WAL Requirement	Audit Evidence	Audit Findings / Recommendation	Basis
		harvesting, must be recorded in the logbook each time water is taken.			
5	MW2337-00001	The following information must be recorded in the logbook for each period of time that water is taken: A. date, volume of water, start and end time when water was taken as well as the pump capacity per unit of time, and B. the access licence number under which the water is taken, and C. the approval number under which the water is taken, and D. the volume of water taken for domestic consumption and/or stock watering.	KS-H&S-F26 Dragflow Pre-start Checklist	Water access licence is for water taken during dredging activities, which is returned to the dredge pond. Records of material dredged retained, from which water take is calculated. Dragflow Pre-start Checklist records dredge hours.	Compliant
6	MW2339-00001	A logbook must be kept, unless the work is metered and fitted with a data logger. The logbook must be produced for inspection when requested by the relevant licensor.	KS-H&S-F26 Dragflow Pre-start Checklist	Water is not pumped from the source, hence meter not applicable. Water take is estimated and included in annual reviews.	Compliant
Reporting					
7	MW0051-00003	Once the water access licence holder becomes aware of a breach of any condition on this water access licence, the water access licence holder must notify the Minister as soon as practicable. The Minister must be notified by: A. email: water.enquiries@dpi.nsw.gov.au, or		No breaches identified.	Not Triggered

ID No.	Condition No.	WAL Requirement	Audit Evidence	Audit Findings / Recommendation	Basis
		B. telephone: 1800 353 104. Any notification by telephone must also be confirmed in writing within seven (7) business days of the telephone call.			

Appendix D. Consultation Records

Independent Environmental Audit – Cudgen Lakes Sand Quarry

Commercial in Confidence

Friday, December 19, 2025 at 1:20:50 PM Australian Eastern Daylight Time

Subject: RE: Cudgen - 2025 Independent Environmental audit
Date: Monday, 17 November 2025 at 11:29:10 am Australian Eastern Daylight Time
From: Nick Ballard
To: james.hart59@outlook.com
CC: Astrid Christensen
Attachments: image001.png

Hi James,

Thanks for reaching out concerning the 2025 Independent Environmental Audit (IEA).

With regards to other agencies to consult concerning the operation and performance of the project during the audit period please reach out to:

- Tweed Shire Council.
- Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group
- NSW Environment Protection Authority (EPA)
- The Chair of the CCC.

Water management has been an aspect requiring attention for the Department since the last IEA therefore please address this as part of the audit.

Happy to discuss if you have any questions or comments.

Regards

Nick Ballard

Team Leader Compliance – Far North Region
Planning Compliance | Development Assessment & Sustainability
Department of Planning, Housing and Infrastructure

M 0400 666 027 | T 02 6670 8652 | E nick.ballard@dpie.nsw.gov.au
dphi.nsw.gov.au

PO Box 72, Murwillumbah NSW 2484 | Level 1, 135 Murwillumbah Street, Murwillumbah NSW 2484

Working days Monday to Friday - Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.



If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au. Please submit all post approval documents online, via the Major Projects website. To do this, please refer to the instructions available [here](#).

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Jack Griffith-Saunders <jack.griffith-saunders@dpie.nsw.gov.au> **On Behalf Of** DPE PSVC Compliance Mailbox

1 of 3

Independent Environmental Audit – Cudgen Lakes Sand Quarry

Commercial in Confidence

Friday, December 19, 2025 at 1:25:08 PM Australian Eastern Daylight Time

Subject: Cudgen Lakes Sand Quarry - Independent Environmental Audit
Date: Monday, 24 November 2025 at 12:43:02 pm Australian Eastern Daylight Time
From: James Hart
To: tsc@tweed.nsw.gov.au
CC: scott@rwcorkery.com

To whom it may concern,

I have been engaged to undertake an Independent Environmental Audit of the Cudgen Lakes Sand Quarry.

As a requirement of the Independent Environmental Audit process, I am seeking feedback from various agencies, including the Tweed Shire Council, in regard to any issues that may have arisen or concerns which you may have in relation to the quarry operations. Any issues raised will be included in the audit.

I would appreciate it if you would respond to this email identifying any issues or concerns you have, or if you have none, please respond accordingly.

If you have any questions or prefer to talk to someone about issues regarding the development, you can contact me on 0408 238 682.

Please note that the audit will be conducted on Wednesday 3 December 2025.

Any questions, please do not hesitate to contact me.

Regards

James Hart | Management Consultant

James Hart Consulting

Certified Exemplar Global Lead OHS Auditor

Certified Exemplar Global Lead Environmental Auditor

Certified Exemplar Global Lead Quality Management System Auditor

Mobile: 0408 238 682

Email: james.hart59@outlook.com



NSW Department of Climate Change, Energy, the Environment and Water

Our ref: OUT25/15517

James Hart
James Hart Consulting
Email: james.hart59@outlook.com

8/12/2025

Subject: Cudgen Lakes Sand Quarry - Independent Environmental Audit – MP 05_0103B

Dear James Hart,

I refer to your request seeking advice from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group on an upcoming audit for the above matter. It is understood this consultation is in accordance with conditions of approval for the project.

NSW DCCEEW Water Group understands that the scope of the audit as outlined under the development consent and the reference guideline, “Independent Audit Post Approval Requirements (2020)” extends to at least the following:

- Identification of compliance requirements and documentation of any non-compliances.
- Assessment of the adequacy and implementation of management plans and sub plans.
- Assessment of compliance against relevant regulatory requirements and legislation.
- Assessment of compliance between actual and predicted impacts in the environmental assessment.
- Reporting requirements for management plans.
- Identification of strengths of the project in environmental management and opportunities for improvement.

NSW DCCEEW Water Group requests that the audit address compliance with the following specific elements of the consent conditions and related legislative requirements in a manner consistent with the above audit scope:

- The requirement to prepare and implement management plans that relate to water sources and their dependent ecosystems and users, and associated impact management and mitigation. These plans may include:
 - Water Management Plans and related sub-plans e.g., Site Water Balance, Erosion and Sediment Control Plan, Stormwater Management Plan, Surface and Groundwater Management Plan.
 - Extraction Plans and related sub-plans e.g., Water Management Plan, Subsidence Management Plan.

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124
<https://www.nsw.gov.au/departments-and-agencies/dcceew>



NSW Department of Climate Change, Energy, the Environment and Water

- The requirement to prepare and implement trigger action response plans for water source impacts which set clearly defined limits and actions. This is to be reported on within annual and exceedance-based reporting.
- Water supply availability is clearly defined for the project.
- Water take at the site via storage, diversion, interception or extraction is clearly documented and is authorised by a relevant Water Access Licence or exemption under the Water Management (General) Regulation 2025. Consideration is also to be given to the relevance of excluded works at the site with reference to the factsheet at the following link: https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0008/554444/la-interpreting-excluded-works-dams-fact-sheet.pdf
- Water metering at the site is in accordance with the NSW Non-Urban Metering Framework where relevant.
- Water Access Licence/s used to account for water take by the project nominates the work where the water is being taken from.
- Annual reporting clearly documents; 1) water take, use and water source impacts, 2) compares results with previous years, and 3) identifies exceedances and how these are managed/mitigated.

Should you have any further queries in relation to this submission please do not hesitate to contact the Water Assessments team at water.assessments@dcceew.nsw.gov.au

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'T. Baker'.

Tim Baker
Senior Project Officer
Water Assessments
NSW Department of Climate Change, Energy, the Environment and Water

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124
<https://www.nsw.gov.au/departments-and-agencies/dcceew>

Independent Environmental Audit – Cudgen Lakes Sand Quarry

Commercial in Confidence

Friday, December 19, 2025 at 1:24:36 PM Australian Eastern Daylight Time

Subject: Cudgen Lakes Sand Quarry - Independent Environmental Audit
Date: Monday, 24 November 2025 at 12:47:45 pm Australian Eastern Daylight Time
From: James Hart
To: michael.ulph@ghd.com
CC: scott@rwcorkery.com

Hi Michael,

I have been engaged to undertake an Independent Environmental Audit of the Cudgen Lakes Sand Quarry.

As a requirement of the Independent Environmental Audit process, I am seeking feedback from various agencies, including the EPA, in regard to any issues that may have arisen or concerns which you may have in relation to the quarry operations. Any issues raised will be included in the audit.

I would appreciate it if you would respond to this email identifying any issues or concerns you have, or if you have none, please respond accordingly.

If you have any questions or prefer to talk to someone about issues regarding the development, you can contact me on 0408 238 682.

Please note that the audit will be conducted on Wednesday 3 December 2025.

Any questions, please do not hesitate to contact me.

Regards

James Hart | Management Consultant

James Hart Consulting

Certified Exemplar Global Lead OHS Auditor

Certified Exemplar Global Lead Environmental Auditor

Certified Exemplar Global Lead Quality Management System Auditor

Mobile: 0408 238 682

Email: james.hart59@outlook.com

Independent Environmental Audit – Cudgen Lakes Sand Quarry

Commercial in Confidence

Friday, December 19, 2025 at 1:32:50 PM Australian Eastern Daylight Time

Subject: Cudgen Lakes Sand Quarry - Independent Environmental Audit
Date: Monday, 24 November 2025 at 12:45:59 pm Australian Eastern Daylight Time
From: James Hart
To: EPA North Operations Regional Mailbox
CC: scott@rwcorkery.com

To whom it may concern,

I have been engaged to undertake an Independent Environmental Audit of the Cudgen Lakes Sand Quarry.

As a requirement of the Independent Environmental Audit process, I am seeking feedback from various agencies, including the EPA, in regard to any issues that may have arisen or concerns which you may have in relation to the quarry operations. Any issues raised will be included in the audit.

I would appreciate it if you would respond to this email identifying any issues or concerns you have, or if you have none, please respond accordingly.

If you have any questions or prefer to talk to someone about issues regarding the development, you can contact me on 0408 238 682.

Please note that the audit will be conducted on Wednesday 3 December 2025.

Any questions, please do not hesitate to contact me.

Regards

James Hart | Management Consultant

James Hart Consulting

Certified Exemplar Global Lead OHS Auditor

Certified Exemplar Global Lead Environmental Auditor

Certified Exemplar Global Lead Quality Management System Auditor

Mobile: 0408 238 682

Email: james.hart59@outlook.com

Appendix E. Site Photographs

Independent Environmental Audit – Cudgen Lakes Sand Quarry

Commercial in Confidence



Wheel wash and rumble pad.



Concreted road to site exit



Blue-green algae sign at site entry



Blue-green algae signs displayed at ponds.



Separate light vehicle parking area



Site speed limit sign



Water depth marker installed in Northern dredge pond.



Hydrocarbon storage container.



Site boundary markers installed.



Site Rain Gauge